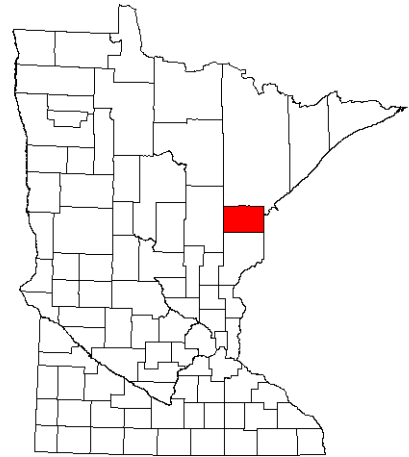


Property #09018: Carlton County

Minimum Bid: \$480,000

- **7.70 acres**, more or less.
- **County tax ID:** 06-510-6120
- **Land Description:** The Northeast Quarter of the Northwest Quarter of the Southeast Quarter, Section 26, Township 49 North, Range 17 West, Carlton County, Minnesota, EXCEPTING THEREFROM State Trunk Highway No. 33 right-of-way.
- Buyer is also responsible for the deed tax. The tax is a percentage of the purchase price (final bid amount X 0.0033)



To be sold through [MinnBid.org](https://minnbid.org), the State of Minnesota's Surplus Services auction website:



Online Auction: bidding open Wednesday, Dec. 1. through Wednesday, Dec. 15, 2021.

[Register for an account](#) to ask questions about or bid on properties via the MinnBid site.

Note: If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property. This information can be found on the "[Instructions for Online Auction Terms and Conditions of Sale](#)," or by calling 651-259-5432 or toll free at 888-646-6367 or by requesting through email:

MIN.landsale@state.mn.us



Site Description

The 7.70 acre parcel is the former Cloquet DNR Office, located about 18 miles southwest of Duluth and 130 miles north of the Twin Cities. Approximately 3+ acres of the site is developable upland providing an ideal opportunity for small to mid-sized commercial development. This prime location offers an advantage to other city lots being the first developed site along Hwy 33 in the southern business district, with additional visibility from I-35. Cloquet is a popular stop-off location for vacation travelers passing through from the Twin Cities to the Iron Range, Duluth or western cities. There is direct access from Hwy 33 that includes connection to other businesses via a frontage road. The lot is serviced by city water, sewer, gas and other utilities. Zoning and economic development assistance is available from the City of Cloquet.

Improvements to site: Office building, partially heated garage building, multiple unheated outbuildings, city utilities. See [building details](#) for photos and additional information

Zoning: The parcel is currently zoned "Farm Residential".

The City of Cloquet's Comprehensive Plan guides this parcel of land to Highway Commercial. City staff advise this property is a prime candidate for rezoning, then preparing a Site Plan under the Regional Commercial development standards, for redevelopment into commercial for-profit development. Please contact City of Cloquet staff for zoning and development questions.

For planning and zoning questions contact City Planner Al Cottingham at (218) 879-2507 x3 or acottingham@cloquetmn.gov

For economic development questions contact Community Development Director Holly Hansen at (218) 879-2507 x4 or hhansen@cloquetmn.gov

Encumbrances: Previous evaluation for petroleum and VOC impacts associated with underground storage tank leak and removal. See the following information:

(1) <https://webapp.pca.state.mn.us/tank-leak/sites/LS/LS0006450>

(2) [MPCA site file closure letter](#). Additional information per request.

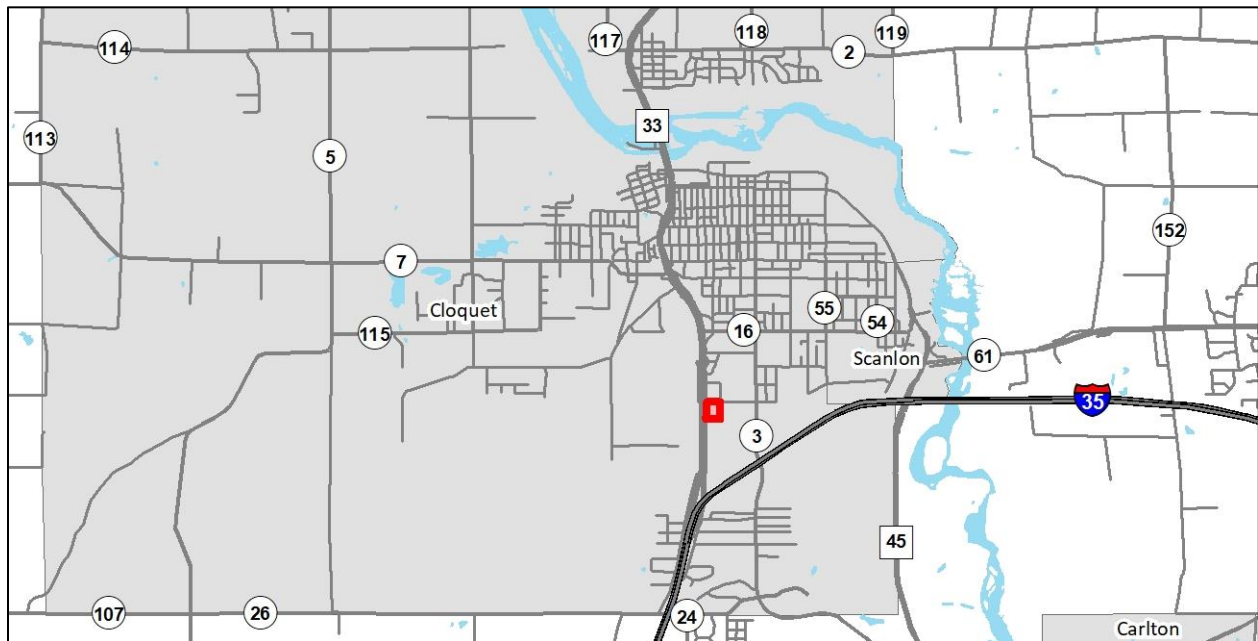
Surrounding land use: Commercial/Forested

Bid requirements

Minimum bid: \$480,000

No bids shall be accepted for less than the minimum bid. Buyer is also responsible for deed tax, which is 0.0033 X purchase price.

Minimum Payment Due: A minimum payment equal to 10 percent of the high bid amount is due within ten days from the date of the award.



Note: Partial maps/drawings included in this property data sheet are illustrations intended for locational purposes and should not be construed as certified survey drawings or official maps.

Directions to Property for Inspections

From Minneapolis-St. Paul: take I-35 north approximately 130 miles to the exit for Cloquet (MN-33). Continue north through the roundabout. The property is located on the east side of the highway just after the green frontage road sign. Turn right onto the frontage road and keep to the right to 1604 Hwy 33 S, Cloquet, MN 55720.

Condition of Property

- **Properties sold as is.** These properties are sold AS IS. The State makes no representations or warranties regarding the condition or use of any property or the improvements including, but not limited to, the condition or habitability of any buildings, or the condition of any wells, septic systems, soils, access, or any other thing on site. Prospective bidders are advised to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to insure knowledge of existing conditions. All properties are sold subject to local zoning ordinance now or hereafter adopted by units of local government. See the [Instructions for Online Auction Terms and Conditions of Sale](#) for additional information.
- **Buildability:** The State makes no representation or warranty that this is a buildable site under applicable State and local law.
- **Well information/Private Sanitation System:** This property contains an inactive, sealed water supply well and sealed monitoring wells.
[Well disclosure certificates](#)
[Monitoring well and sealing records](#)
- **Wetlands and Marginal Lands:** This property contains non-forested marginal land or wetlands. The property will have a restrictive covenant placed upon the deed as required by Minnesota Statutes, section 103F.535, subd. 1. This covenant precludes enrollment of the land in a state funded program providing compensation for conservation of marginal land or wetland. A Notice of Determination of Marginal Land/Wetland is available upon request.

Contact information

Questions on the auction process, terms and conditions of sale, or about the specific property?

Land Sale Phone Line: 651-259-5432 or email: MIN.landsale@state.mn.us

For information about additional DNR properties for sale, visit mndnr.gov/landsale.

Photos of property



1,800 sq ft office built in 1957.



View from Highway 33



Frontage/access road, adjacent to Hwy 33 & sale tract



Garage (part heated)



Outbuilding (unheated)