

Property #: 09274 Carlton County

Minimum Bid: \$5,000

- **2.57 acres**, more or less.
- **County tax ID:** 69-020-0006
- **Land Description:** The Southwest Quarter of the Southwest Quarter in Section 13, Township 48 North, Range 16 West, Carlton County, Minnesota, lying easterly of State Highway 23. Subject to easements.
- Buyer is also responsible for the deed tax. The tax is a percentage of the purchase price (final bid amount X 0.0033)



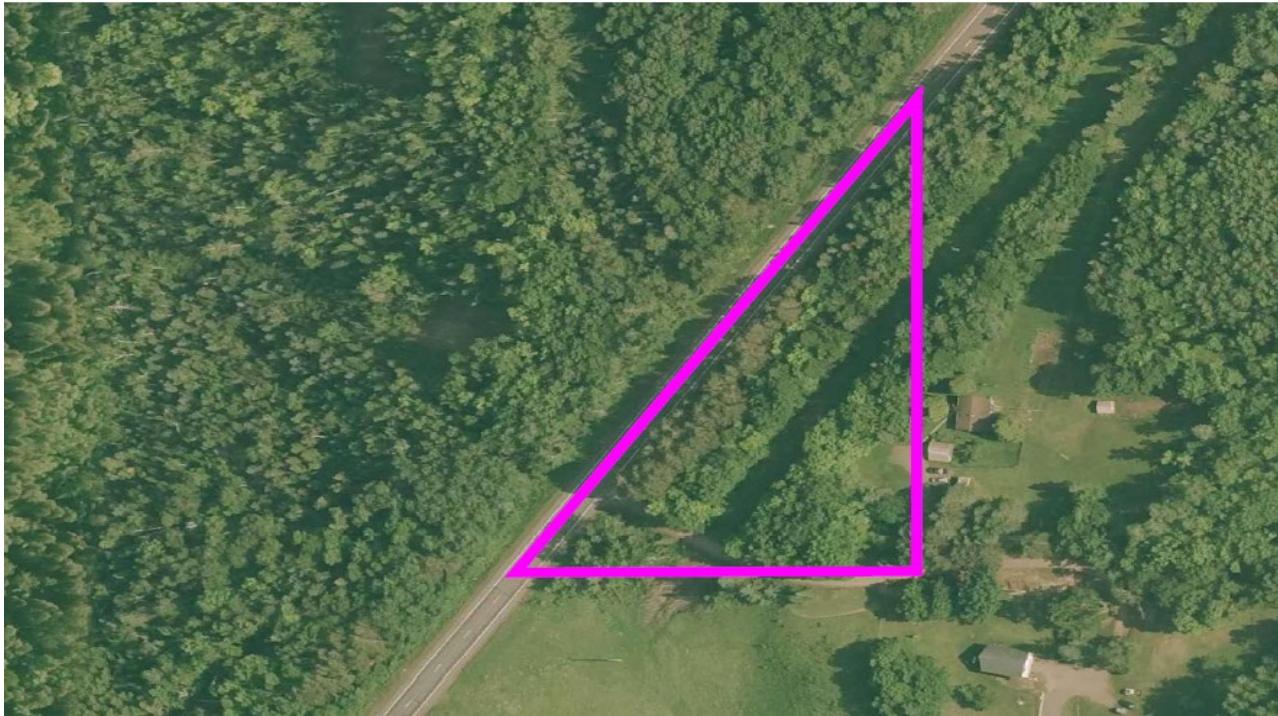
To be sold through MNBid.mn.gov, the State of Minnesota's Surplus Services auction website:



Online Auction: bidding open Tuesday, Dec. 2 through Tuesday, Dec. 16, 2025.

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

This nonconforming, triangularly shaped parcel is located approximately four miles east and north of Wrenshall, MN. The property is bounded on the west by MN TH 23 and Tew Road bisects the property. While located across the road from Jay Cooke State Park, this tract is not part of the park. Most of the property is encumbered by road right of ways. The parcel has variable topography and is primarily wooded except for a cleared corridor for an overhead utility line. There is possible encroachment by a small structure.

Encumbrances: Sale is subject to road easement, road right of ways, and licenses and restrictions of record, if any. There is a possible encroachment of a structure on the property.

Zoning: A-1 Agriculture/Forest Management. Carlton County Zoning and Environmental Services is the zoning authority for this location.

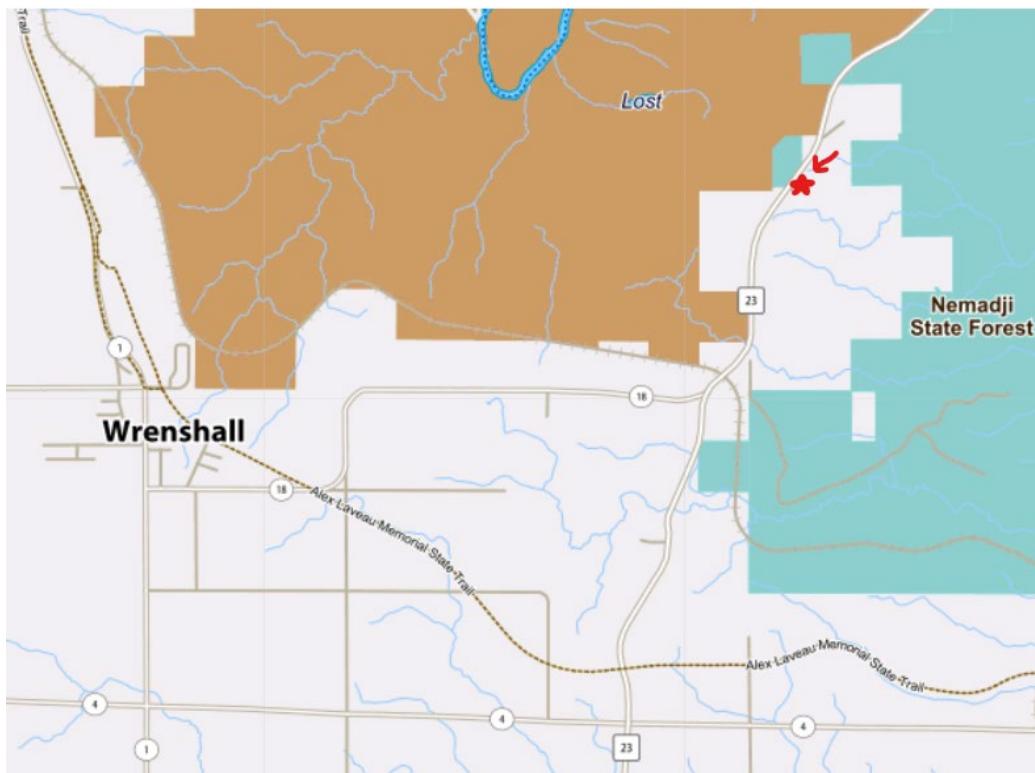
Surrounding land use: Agriculture, private and public forest land.

Bid requirements

Minimum bid: \$5,000

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 the town of Wrenshall, MN, head east on County Road 18 for three miles to the intersection of MN TH23. Go north one mile on MN TH23 until you reach Tew Road. The property will be on your right.

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 no known wells or septic systems.
- **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.