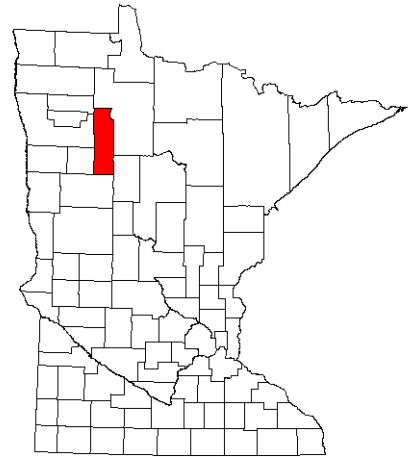


## Property #15052: Clearwater County

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**Minimum Bid:** \$30,000

- **40 acres**, more or less.
- **County tax ID:** 17.015.0100
- **Land Description:** The Northeast Quarter of the Northeast Quarter, Section 15, Township 147 North, Range 38 West, Clearwater County, Minnesota.
- Buyer is also responsible for the deed tax. The tax is a percentage of the purchase price (final bid amount X 0.0033)



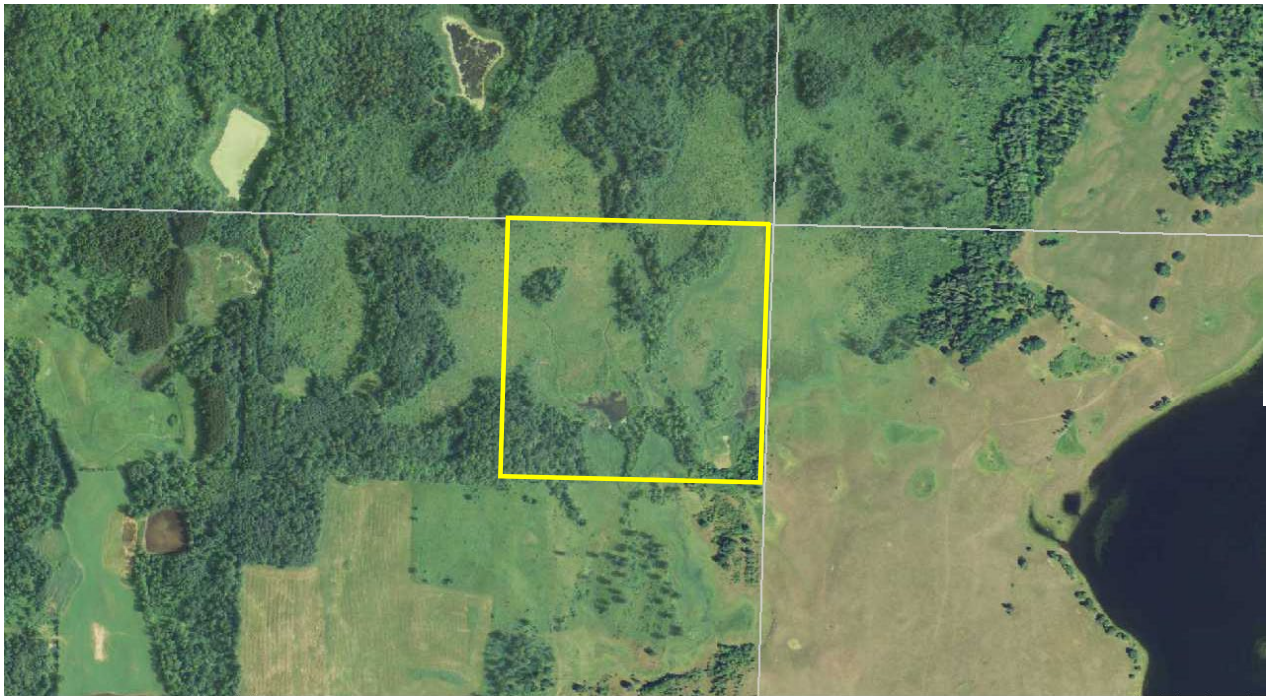
To be sold through [MNBid.mn.gov](https://MNBid.mn.gov), the State of Minnesota's Surplus Services auction website:



**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](mailto:min.landsale@state.mn.us)



## Site Description

The site is located northwest of Bagley, MN in Popple Township. Approximately 50% of the property is wooded. The National Wetland Inventory (NWI) map indicates the other 50% is lowland shrub and wooded swamp. This is one of two adjacent landlocked properties offered as separate sales. There is no legal access to this recreational property.

**Improvements to site:** None

**Encumbrances:** None

**Zoning:** There is no township or county zoning that currently affects this parcel.

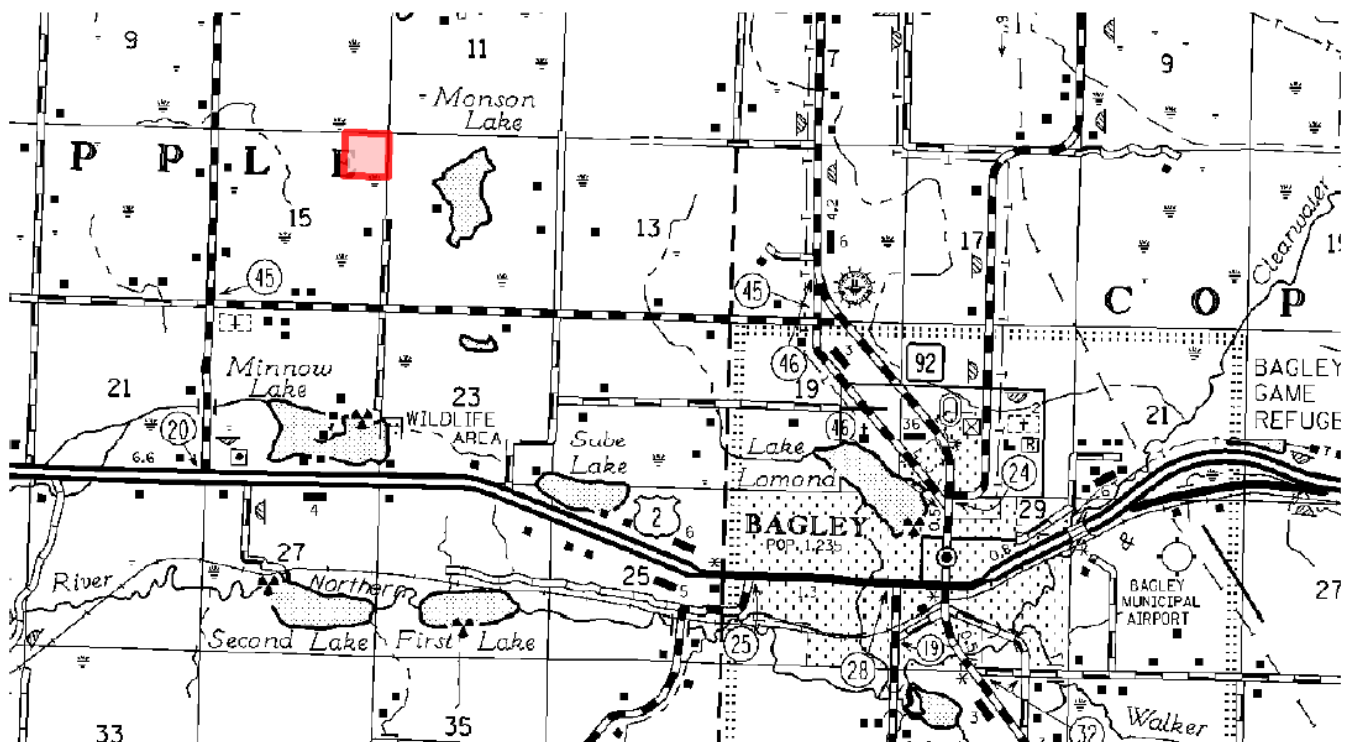
**Surrounding land use:** Private recreational forest and agriculture.

## Bid requirements

**Minimum bid:** \$30,000

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

**This property has no direct access.** To get to the vicinity of property, from Bagley, MN (25 miles west of Bemidji on Highway 2), head north on Main Ave N/Highway 92 approximately 1.8 miles, turn left onto County Road 45 for approximately 2.6 miles, then turn right onto 151<sup>st</sup> Avenue/Theis Rd. Property is roughly a half mile north from the end of this road, however, **the land between this point and the parcel is private property.**

## 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](mailto:min.landsale@state.mn.us)

For information about additional DNR properties for sale, visit [mndnr.gov/landsale](http://mndnr.gov/landsale).