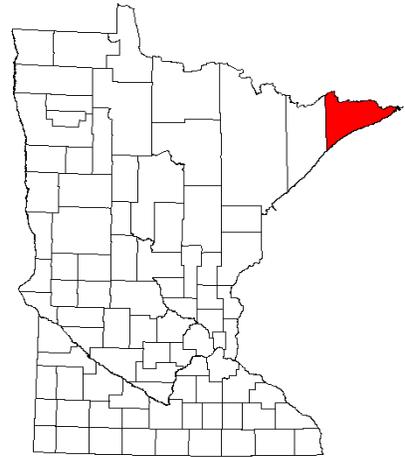


Property #16171: Cook County

Minimum Bid:

\$7,329 Land value
+ \$182,257 Private Improvements
\$189,586 Total Minimum Bid

- **0.18 acres**, more or less.
- **Property ID:** Part of 80-822-0190
- **Land Description:** The west 30 feet of Lot 19 of LAKE VIEW PARK ADDITION, being Re-arrangement of Government Lot 4, Section 22, Township 61 North, Range 1 East, according to the plat thereof on file in the Office of the Registrar of Titles, Cook County.
- 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 a sealed bid auction:



Sealed Bids Due By: Thursday, Nov. 5 at 4pm CST

A web-based platform will host the virtual sealed bid announcements on Friday, Nov. 6, at 11am CST. Participation in the virtual bid openings is optional, but registration is required to attend the event.

Find registration information on the [DNR Land Sale Webpage](#).

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 Sealed Bid 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 0.18 acre parcel is a 30 foot wide strip of land adjacent to the Grand Marais DNR office site and contains a mix of young balsam fir and aspen. There are private improvements that encroach on the parcel. A portion of a driveway, garage, residential home and septic system encroach on the parcel.

Improvements to site: Privately owned improvements include portions of a residential home, garage and septic system.

Zoning: Service Commercial Development (C/I). See <https://www.co.cook.mn.us/index.php/pnzordinances/> for additional information.

Encumbrances: This parcel will be sold subject to existing encroachments owned by a private party. The State assumes no responsibility in the event there may be mortgages, liens, unpaid taxes, or other encumbrances on the improvements.

The property will be sold subject to the encroachment of a residential home, garage, driveway and septic mound.

The successful bidder must pay the Private Improvement Value to the owner of the improvements within 15 days of the sale. The Private Improvement Value is the determined amount for the residential home, garage, driveway and septic mound. See [“Instructions for Sealed Bid Auction Terms and Conditions of Sale”](#) for additional information.

Surrounding land use: Residential and light industrial

Bid requirements

Minimum bid: \$189,586

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 at the time of auction.



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 City of Grand Marais, head east on highway 61 approximately 1 mile. Parcel is the west 30 feet of the MN DNR Grand Marais Office site.

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 Sealed Bid 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 part of a private septic mound.
- **Wetlands and Marginal Lands:** This property does not contain non-forested marginal land or wetlands.

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.