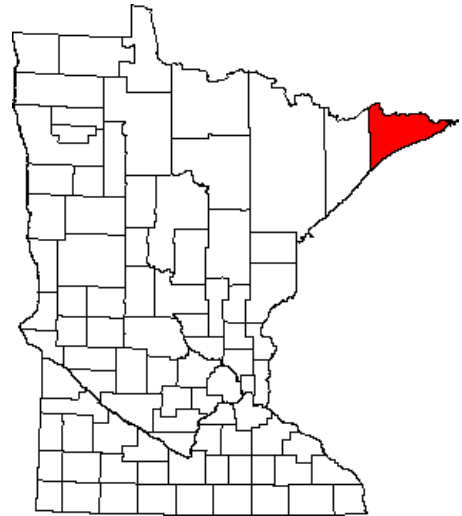


## Property #16264: Cook County

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**Minimum Bid: \$138,000**

- **44.02 acres**, more or less.
- **County tax ID:** 53-230-1400
- **Land Description:** That part of Government Lot 4 lying easterly of the of the east 1/16 line extended southerly, Section 30, Township 62 North, Range 1 East
- 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 Thursday, Nov. 7 through Thursday, Nov. 21, 2024.**

[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

This 40-acre parcel is located approximately 4 miles north of downtown Grand Marais, and just minutes from Devil Track Lake and the airport. Pine Mountain Road, a seasonally maintained gravel U.S. Forest Service Road, leads to and bisects the parcel from the southwest to the northeast. The road provides physical access but does not constitute legal access. The property is heavily wooded with small dimension hardwoods, mature poplar and pine trees, and is generally level in topography with an elevation change of 40 to 50 feet from the northeast corner to the southwest corner. This parcel has recreational opportunities, including the construction of one or two cabins.

**Zoning:** FAR-1, Forest/Agriculture Recreation District. **Contact Cook County w/development questions.**

**Encumbrances:** This property is subject to DNR Easement #133-222-0017 issued to the US Agricultural Department (US Forest Service – Superior Natl. Forest Dist.) for a right-of-way for Pine Mountain Road.

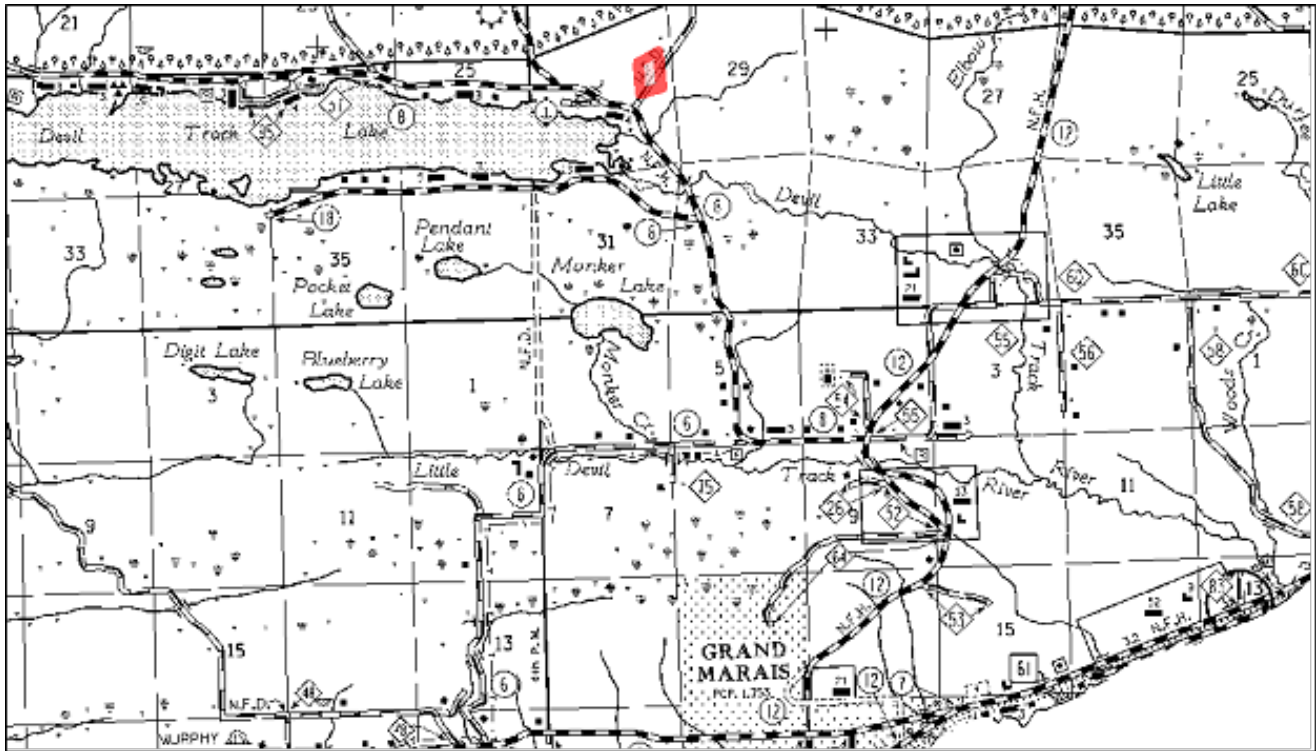
**Surrounding land use:** Forest, Agriculture and Rural Residential.

## Bid requirements

**Minimum bid:** 138,000

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 is located approximately 4 miles north of the City of Grand Marais. Travel north approximately 3 miles on County Road 12 from the intersection of County Road 12 and Highway 61 in Grand Marais. Turn left (north-west) onto Highway 8 and travel approximately 3 miles to the intersection with Pine Mountain Road (Township Road 154). Pine Mountain Road is a seasonal road that runs through the middle of the parcel. There is no legal access.

## 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

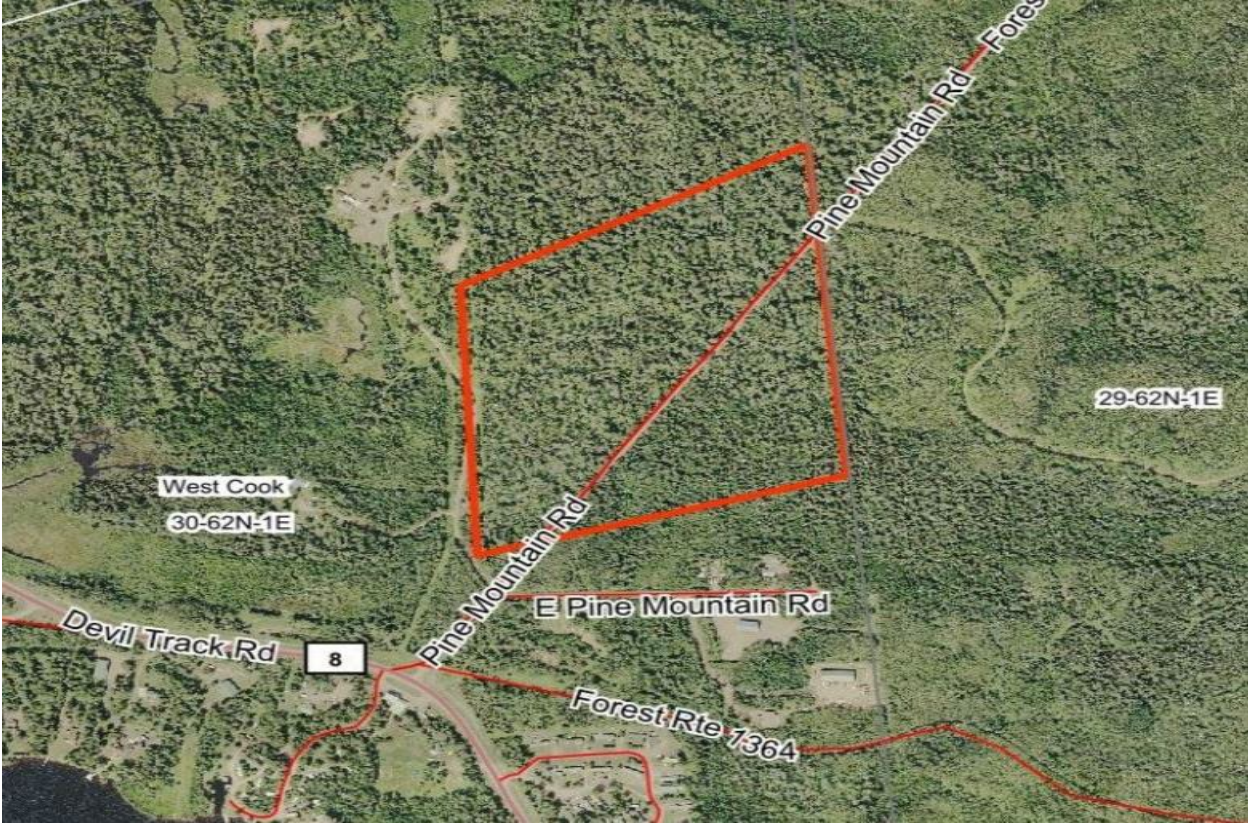
Questions on the auction process, terms and conditions of sale, or about the specific property?

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).



Photos of property



Pine Mountain Road looking NE.





Vegetation looking NW



Typical vegetation looking east.