

Property #02213: Anoka County

Minimum Bid:

\$17,500 Land
+\$34,800 Private Improvements
\$52,300 Total Minimum Bid

- **1.18 acres**, more or less.
- **County tax ID:** Part of 36-33-24-41-0001
- **Land Description:** Part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 33 North, Range 24 West, Anoka 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 at public (oral) auction:



Friday, Oct. 21, 11 a.m.

MnDOT SE District Headquarters

2900 48th Street NW
Rochester, MN 55901

Time: 11 a.m. Registration to begin 30 minutes before the auction.

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 1 888-646-6367 or by requesting through email: MIN.landsale@state.mn.us



Site Description

This 1.18 acre parcel in Anoka County is located in a rural residential area near East Bethel, MN. There are private improvements that encroach on the parcel. A portion of a garage, retaining wall and fire pit encroach on this parcel. **There is no legal access to this sale parcel.**

Improvements to site: Private improvements include a garage w/apron, fire pit and partial retaining wall.

Zoning: Public/Institutional. Adjacent land is zoned Single Family Residential (2.5 acre minimum) or Agricultural (10 acre minimum).

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 encumbrance on the improvements. The property will be sold subject to the encroachment of a residential garage, retaining wall, fire pit and driveway. 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 garage, retaining wall, fire pit/patio and driveway. See Instructions for Online Auction and Terms and Conditions of Sale for additional information.

Surrounding land use: Residential/Forested

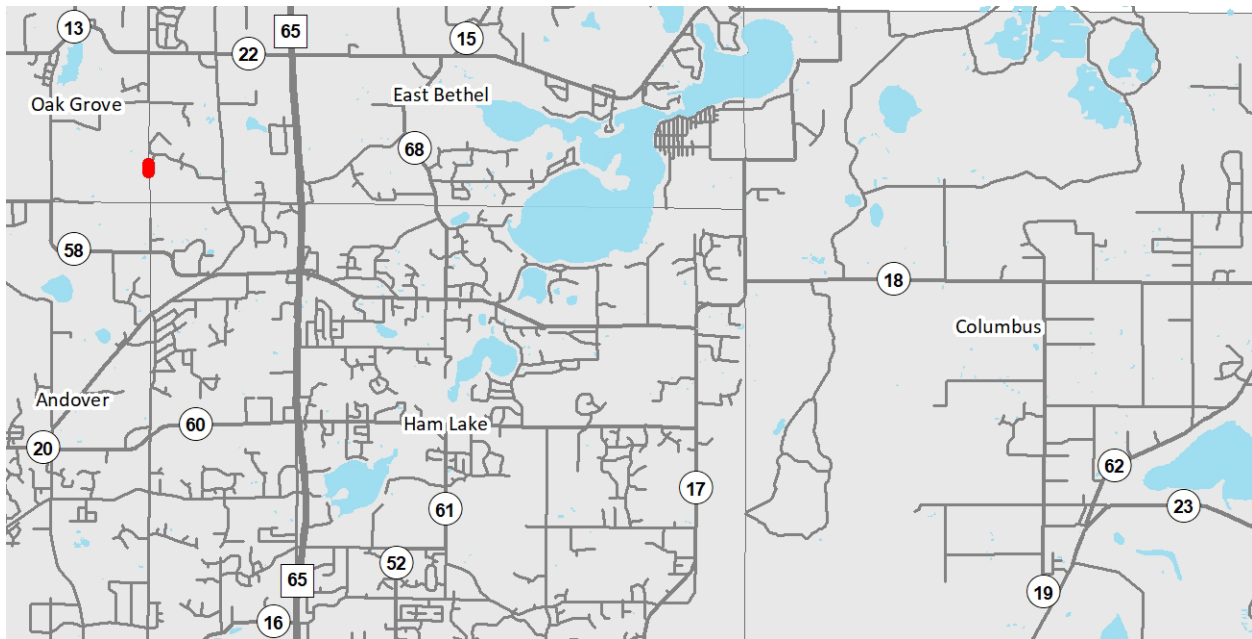
Bid requirements

Minimum bid:

\$17,500	Land
<u>+\$34,800</u>	Private Improvements
\$52,300	Total Minimum Bid

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

There is no legal access to this parcel. To get to vicinity of property from East Bethel, MN: go south on Hwy 65 to Viking Blvd, continue west .75 miles to Jackson St NE. Travel south 1.25 miles to Valhalla Dr NE. Take a left and continue on to 3rd St NE. Property is approximately 1/4 mile beyond the cul-da-sac.

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.