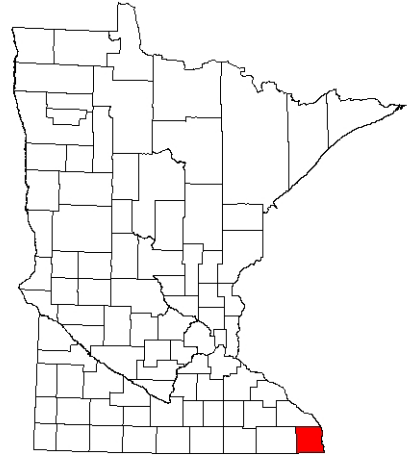


Property #28216: Houston County

Minimum Bid: \$4,000

- **0.5 acres**, more or less.
- **County tax ID:** Part of 170278000
- **Land Description:** Part of the West 1.5 acres of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) of Section 24, Township 103 North, Range 7 West, Houston County, Minnesota, lying northerly of the center line of the Township Road
- 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 half-acre parcel is located 6 miles southwest of Houston, MN and is partially wooded with possible agricultural encroachment from an adjacent field. The sale property is a strip of land approximately 50 feet wide located on the north side of Cut Across Road, a township road.

Improvements to site: None.

Zoning: Agricultural Protection District. Contact the county zoning office for additional information.

Encumbrances: Possible agricultural encroachment.

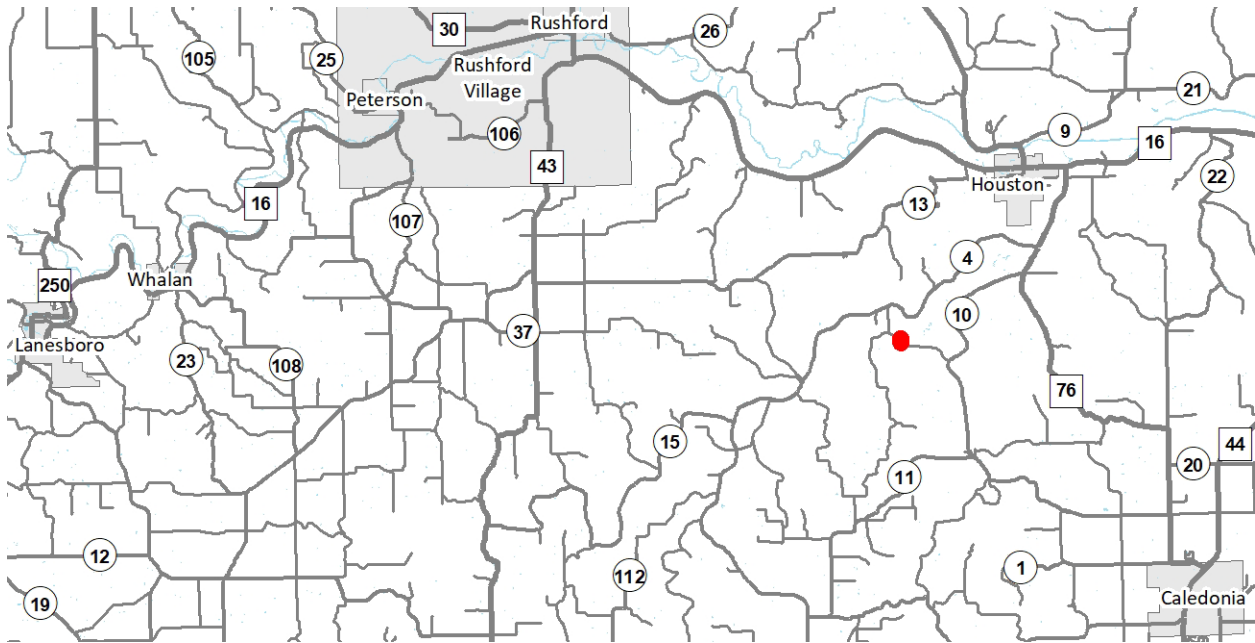
Surrounding land use: Agriculture and private/public forest.

Bid requirements

Minimum bid: \$4,000

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 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 Houston, MN: go south on Hwy 76 approximately 2 miles to Hwy 10, continue along Hwy 10 west for 3 miles to Cut Across Road. Travel west on Cut Across Road approximately 1 mile to the 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 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.