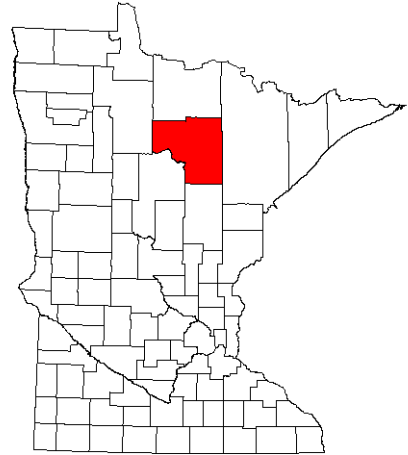


Property #31221: Itasca County

Minimum Bid: \$175,000

- **16.25 acres**, more or less.
- **County tax ID:**
- **Land Description:** The South 40 rods of GL 2 and the South 4 rods of the Southwest Quarter of the Northwest Quarter; all in Section 22, Township 53 North, Range 25 West, Itasca 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 [MinnBid.org](https://minnbid.org), the State of Minnesota's Surplus Services auction website:



Online Auction: bidding open Wednesday, Dec. 1. through Wednesday, Dec. 15, 2021.

[Register for an account](#) to ask questions about or bid on properties via the MinnBid 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



Site Description

This 16.25 - acre property is located in Wildwood Township 9 miles south of Grand Rapids, MN. It contains approximately 800 feet of frontage along the western shoreline of Splithand Lake. Access is via County Rd 432 (W. Splithand Road). The unimproved parcel is densely wooded with level to rolling topography. Splithand Lake is a popular fishing lake and there is a public water access located a few miles south of this parcel. The abundance of public land in the area provides numerous recreational opportunities.

Improvements to site: Possible encroachment of nearby structure

Zoning: The parcel is currently zoned Public. *Adjacent zoning is Farm Residential-Shoreland:*

Encumbrances: There is a possible encroachment of a structure on the property.

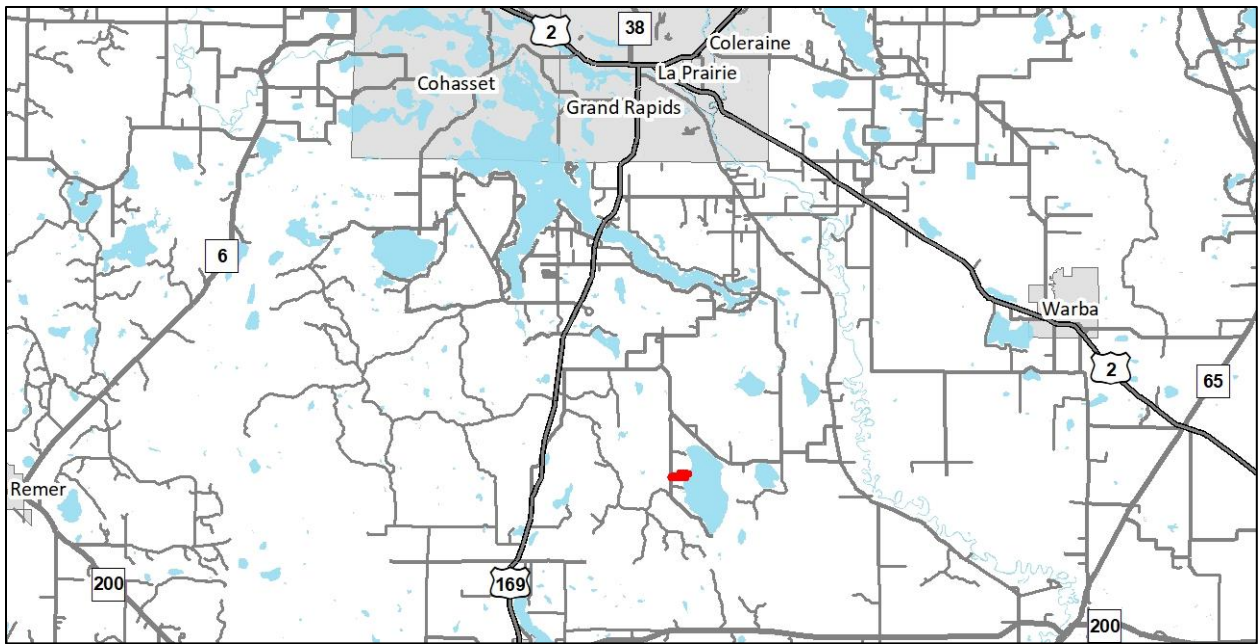
Surrounding land use: Lakeshore recreational/residential and Forested

Bid requirements

Minimum bid: \$175,000

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

From Grand Rapids, MN: travel south approximately 9 miles on MN 169. Turn left (east) onto Hwy 68 for approximately 4.5 miles. Follow County Rd 432 (West Splithand Rd) 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 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.

Photos of property



Road view, looking easterly



Wooded interior of the parcel.



Waterfront acres, looking northerly



Shoreline, looking northly



Lake frontage view of Splithand Lake looking easterly from the shoreline.