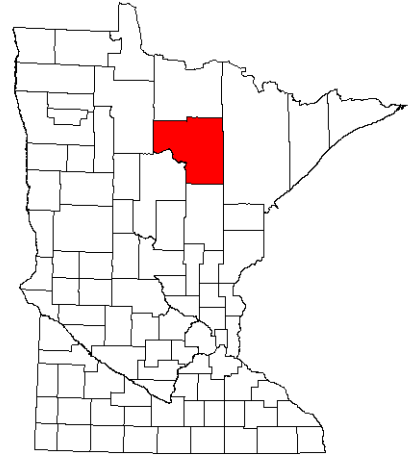


Property #31253: Itasca County

Minimum Bid: \$175,000

- **1.90 acres**, more or less.
- **County tax ID:** 04-456-0310
- **Land Description:** Outlot A, BURROWS LAKE LEASED HOMESITES SOUTH, 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 Monday, July 10 through Monday, July 24, 2023.

[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 1.9 acre parcel in Balsam Township has 500+ feet on Burrows Lake. The parcel has recreational use potential and is heavily wooded with regenerative aspen, some mixed hardwoods and pine. The irregular shaped property narrows to 25+ feet at Burrows Lake Ln. The topography is level at the top of the site and slopes significantly towards the shoreline allowing for a panoramic view of the lake.

Zoning: Rural Residential - Shoreland; This zoning type allows for residential and recreational development. Burrows lake is classified as a Natural Environment 3 Lake. The minimum lot size is 3 acres with 300 feet of lot width at the shoreline and building area, a 100 foot setback from the water, and a 35 foot building height. The property is considered a legal, non-conforming parcel of record.

Please contact Itasca County Environmental Services/Planning & Zoning for additional information regarding permissible uses.

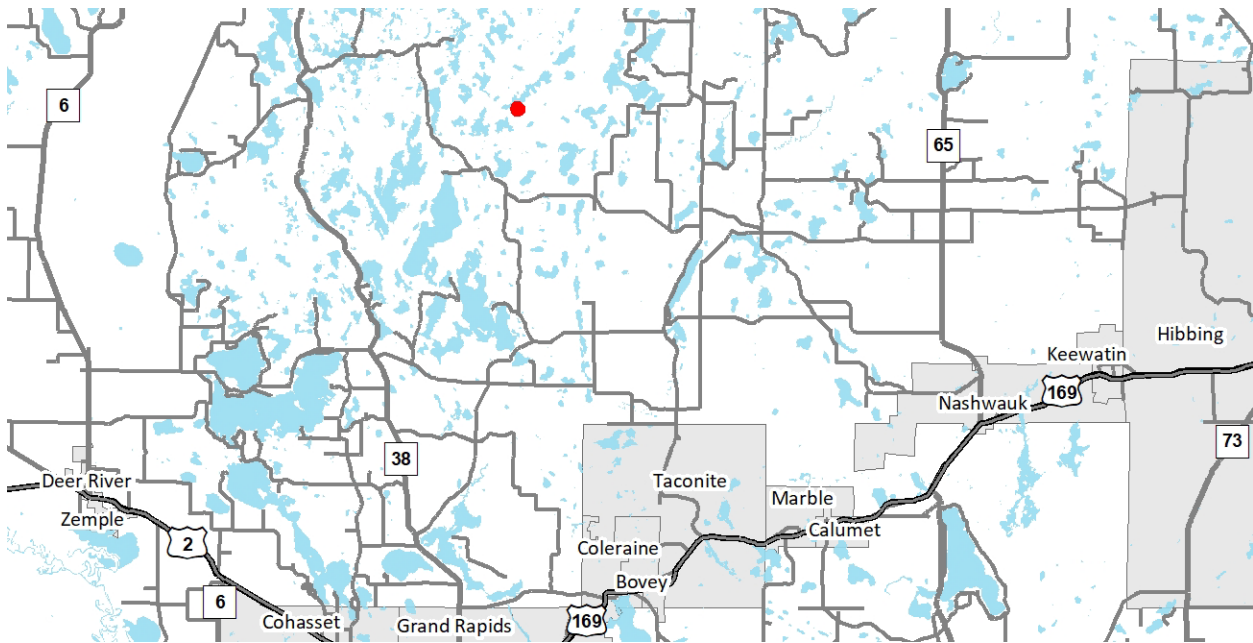
Surrounding land use: Rural public recreational land & a mix of seasonal and permanent residences.

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: N on State Hwy 38, to Right onto Wabana Rd (Co. 49) for 8 miles, stay left on Spider Lake Rd. (Co. 49) for 6 miles to Right on Forestry Rd. In 2.5 miles turn Right on Ivy Rd, to Left on Burrows Lake Ln (#818), to property on Left.

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



Lakeshore view. Lakeshore acres are steep but becomes sloping at the shoreline.



Shoreline frontage, looking southerly.