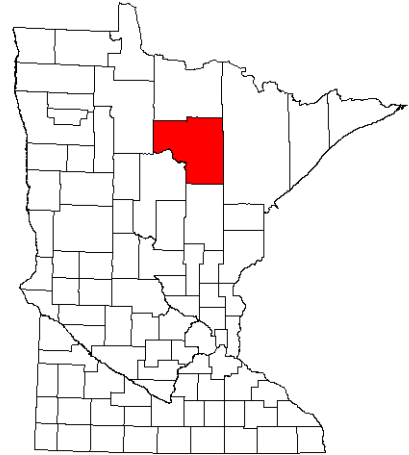


## Property #31254: Itasca County

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**Minimum Bid:** \$176,000

- **13.59 acres**, more or less.
- **County tax ID:** 04-210-4101
- **Land Description:** Government Lot 8, Section 10, Township 58 North, Range 25 West, Itasca County, Minnesota, excepting therefrom all that part platted as BURROWS LAKE LEASED HOMESITES SOUTH.
- 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 Thursday, Dec. 1 through Wednesday, Dec 14, 2022.**

[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](mailto:MIN.landsale@state.mn.us)



## Site Description

This unique 13.5 acre property contains a large non-lakeshore area along with water frontage on each end of the Plat of BURROWS LAKE LEASED HOMESITES SOUTH, Itasca County. Property has recreational use potential and the site is heavily wooded with mixed hardwoods and pine. The combined water frontage equals 275 feet. The north 156 FF is rated as good shoreline and accessible from the upland acres. The south 119 FF is bisected from the larger acres by Burrows Lake LN, which borders the western portion of the property providing access to the platted lake lots.

**Zoning:** Rural Residential-Shoreland; This zoning requires a minimum lot size of 3 acres with 300 feet of lot width at shoreline and building area, a 100 foot setback from water. Subject is considered a non-conforming parcel of record, no land division potential. ***Please contact the Itasca County Environmental Services/Planning & Zoning for additional information regarding permissible uses.***

**Encumbrances:** Sale subject to road easement and utility license (transmission, underground).

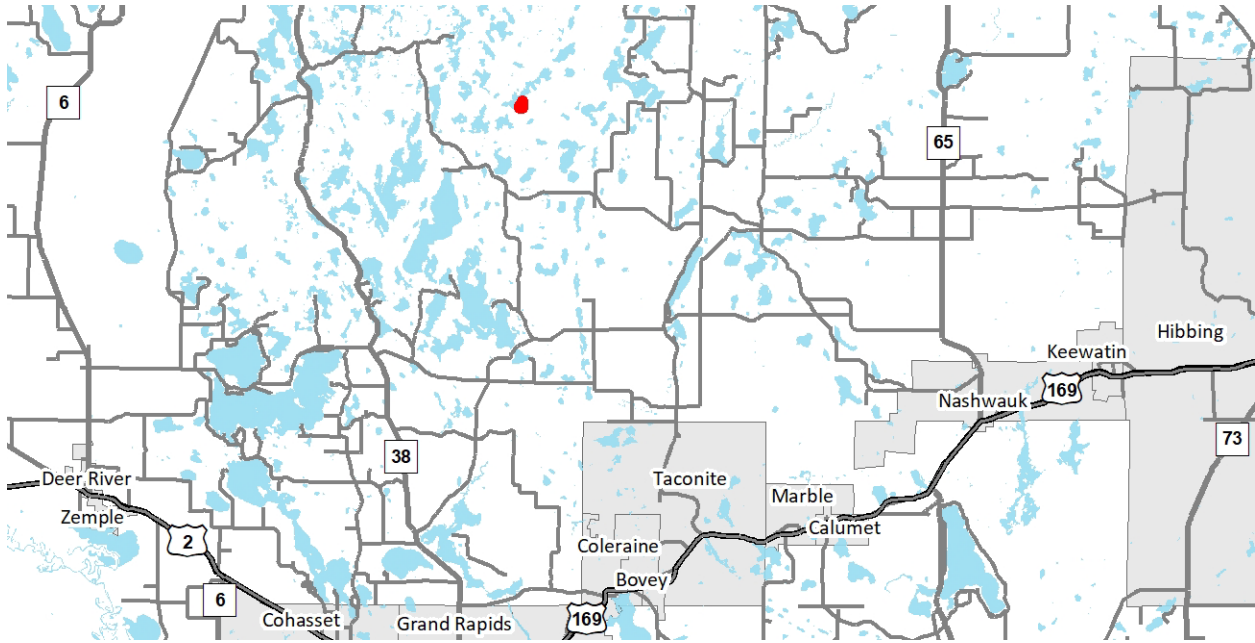
**Surrounding land use:** Rural public & private forest land and mix of seasonal & permanent residences

## Bid requirements

**Minimum bid:** \$176,000

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.

## 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



View at the northern lakeshore access.



Northern shoreline, firm and mostly level.



North end of road, looking easterly.



Interior wooded acres (aspen regen) looking N of road.



Southern upland acres, looking west of road.