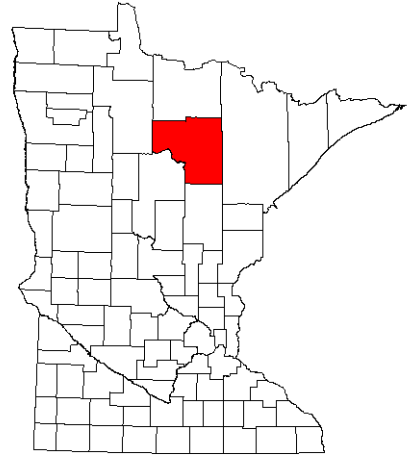


Property #31257: Itasca County

Minimum Bid: \$40,000

- **2.90 acres**, more or less.
- **County tax ID:** 04-454-0710
- **Land Description:** Part of Outlot E, Burrows Lake Leased Homesites East, 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://www.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 2.9 acre parcel with approximately 600 front feet on Burrows Lake is located 25 miles north of Grand Rapids, Minnesota. The parcel has recreational use potential and is comprised of lowland/low-wooded cover type that abuts Chippewa National Forest Land. **There is NO DEVELOPED ROAD ACCESS to this site.** The site would have access from Burrows Lake Trail, if extended to the site, which is a private easement road providing access to the lake lots in this area. A wetland separates the northern upland portion of the property from the southern acres. The southerly lakeshore acres are low. There is public lake access on the south end of Burrows Lake.

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, and 35 foot building height. Subject is just under minimum size for development under current zoning and is a non-conforming parcel of record. **Contact Itasca County Environmental Services/P&Z for additional information.**

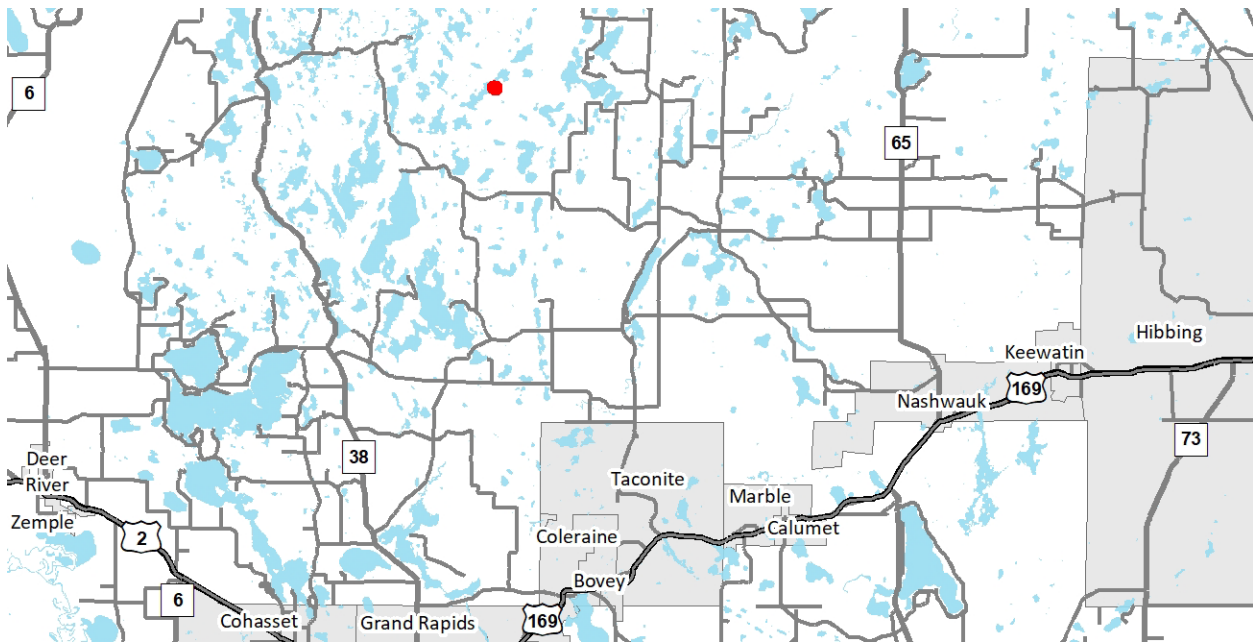
Surrounding land use: Public forest & recreational land and a mix of seasonal & permanent residences.

Bid requirements

Minimum bid: \$40,000

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

There is NO ROAD ACCESS to this site. From Grand Rapids, N on State Hwy 38, to Right onto Wabana Rd (Co. 49) for 8 miles, then left on Spider Lake Rd. (Co. 49) for 6 miles to Right on Forestry Rd. In 2.5 miles turn Right on Ivy Rd, follow to N Burrows Lake Rd and to property just beyond the end of N Burrows Lake Trail. Please be considerate of adjacent private property if visiting the site.

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.

Full Land Description

Outlot E, BURROWS LAKE LEASED HOMESITES EAST, according to the plat on file and of record in the Itasca County Recorder's Office, EXCEPT that part of said Outlot E described as follows:

Commencing at the Southeast corner of said Outlot E; thence on an assumed bearing of North 76 degrees 39 minutes 34 seconds West along the south line of said Outlot E 20.53 feet to the point of beginning; thence continuing North 76 degrees 39 minutes 34 seconds West along the south line of said Outlot E 141.34 feet; thence North 54 degrees 36 minutes 07 seconds East 169.80 feet to a point 20.00 feet westerly of, as measured at right angle to, the east line of said Outlot E; thence South 00 degrees 23 minutes 22 seconds West, parallel with the east line of said Outlot E 130.98 feet to the point of beginning.

Photos of property



Lakeshore view from the southerly property line. The southern lakeshore acres are low.



Shoreline View, looking northerly (low and wet).



Interior site view of south lakeshore, looking easterly.



Interior view of the wetland acres, situated between the road ROW and upland acres to the north.



Aerial view of the property from the south (please note: this is an older picture).