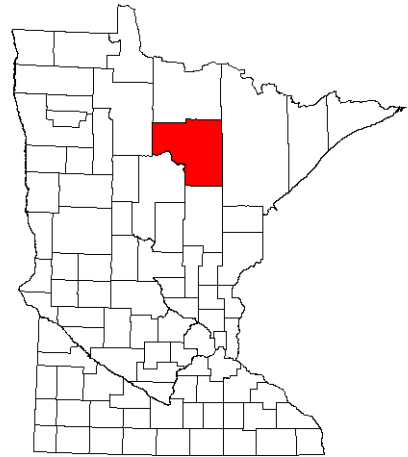


Property #31259: Itasca County

Minimum Bid: \$125,000

- **16.25 acres**, more or less.
- **County tax ID:** 58-022-2402 & 58-022-2303
- **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 Monday, Jul. 10 through Monday, Jul. 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 16.25-acre property is located in Wildwood Township approximately nine miles south of Grand Rapids, MN. The unimproved vacant site is densely wooded with level to rolling topography. The sale includes a larger parcel with approximately 800 feet of frontage along the western shoreline of Splithand Lake and a smaller strip of land 66 feet wide with frontage on West Splithand Road. Splithand Lake is a popular fishing lake with a public water access located a mile south of the sale property. The abundance of public land in this area provides for numerous recreational opportunities.

Zoning: The parcel is currently zoned Public (*adjacent land is zoned Farm Residential-Shoreland*): Contact **Itasca County Environmental Services Office** for information regarding permissible uses.

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

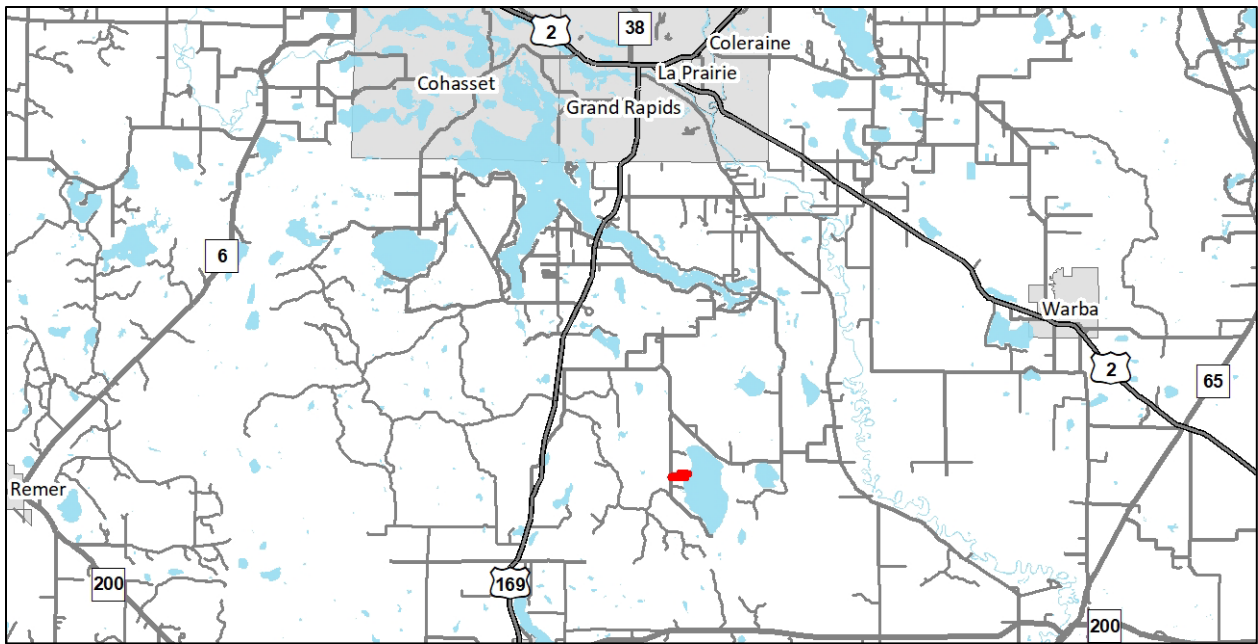
Surrounding land use: Lakeshore recreational/residential and forested

Bid requirements

Minimum bid: \$125,000

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 9 miles on MN 169. Turn left onto Hwy 67 and travel 3 miles to Hwy 68. Continue south 2 miles to W. Splithand Rd. Sale property land is located **between** 12546 and 12522 West Splithand Road, Grand Rapids, MN 55744. There is no developed access into 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.

Photos of property



View from West Splithand Road, looking easterly.



Wooded interior of the lakeshore parcel.



Waterfront acres, looking northerly.



Shoreline, looking northly (firm and shallow).



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