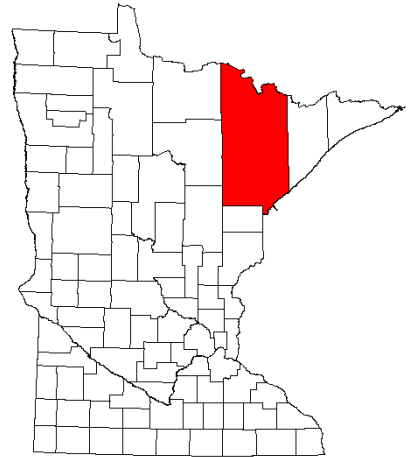


Property #69058: St. Louis County

Minimum Bid: \$41,000

- **5.00 acres**, more or less.
- **County tax ID:** part of 402-0010-02975
- **Land Description:** That part of the west 330 feet of the north 880 feet of the Northeast Quarter of the Northwest Quarter, Section 33, Township 69 North, Range 21 West, St. Louis County, Minnesota, lying southerly of the center line of Gappa Road.
- 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 5-acre parcel is located at 9630 Gappa Road, 1 mile south of a public boat landing for Kabetogama Lake. The parcel has a mix of upland and wetland with a creek drainage running along the southern side. The site includes an 1,800 sq ft building on slab, previously used as the Kabetogama Senior Citizens Center. The building consists of a large commons area, a kitchen, two bathrooms and is in need of some repair. The recreational opportunities are endless and this site could serve as a hunting shack or base camp. The centralized location is ideal for access to fishing, hunting and numerous recreational trails.

Improvements to site: 1,800 sq ft building; well, septic, gravel driveway.

Zoning: MU, Multi-Use-5; *Please contact the St. Louis County Environmental Services/Planning & Zoning for additional information regarding permissible uses.*

Encumbrances: None.

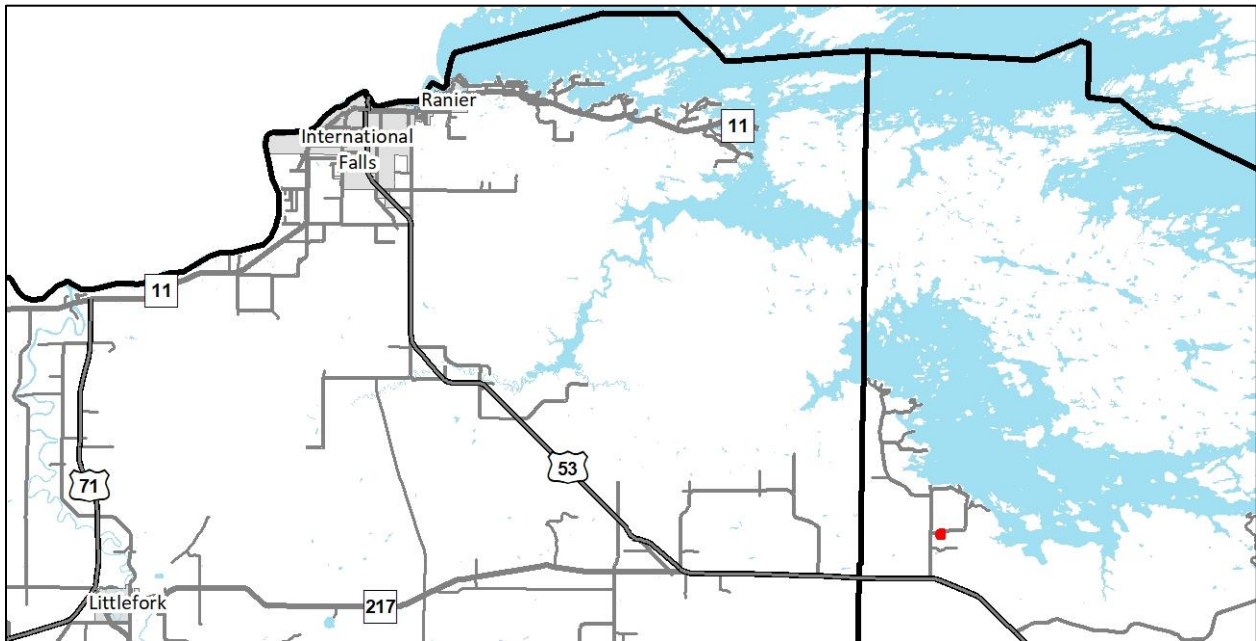
Surrounding land use: Forest, Recreational, Residential

Bid requirements

Minimum bid: \$41,000

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 International Falls, MN: take US Hwy 53, southeast for approximately 24 miles. Turn left (north) onto Gamma Road/County Hwy 122 for 1.3 miles. Turn right (east) onto Gappa Road/County Hwy 123 for 0.24 miles. The parcel will be located directly to the right (south) of Gappa Road.

From Orr, MN: take US Hwy 53 north for approximately 29.50 miles. Turn right (north) onto Gamma Road /County Hwy 122 for 1.3 miles. Turn right (east) onto Gappa Road/County Hwy 123 for 0.24

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 a well and septic (age unknown).
- **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

