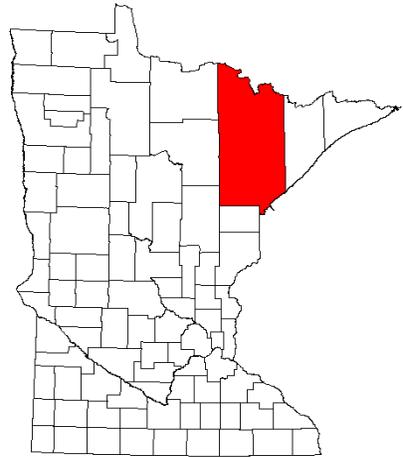


## Property #69155: St. Louis County

**Minimum Bid: \$62,000**

- **80.00 acres**, more or less.
- **Property ID:** 270-0020-03640 & 270-0020-03670
- **Land Description:** The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter in Section 35, Township 62 North, Range 15 West, St. Louis County, Minnesota. Subject to and together with an easement and subject to the Taconite Trill, further described in the [full legal description](#).
- 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 a sealed bid auction:



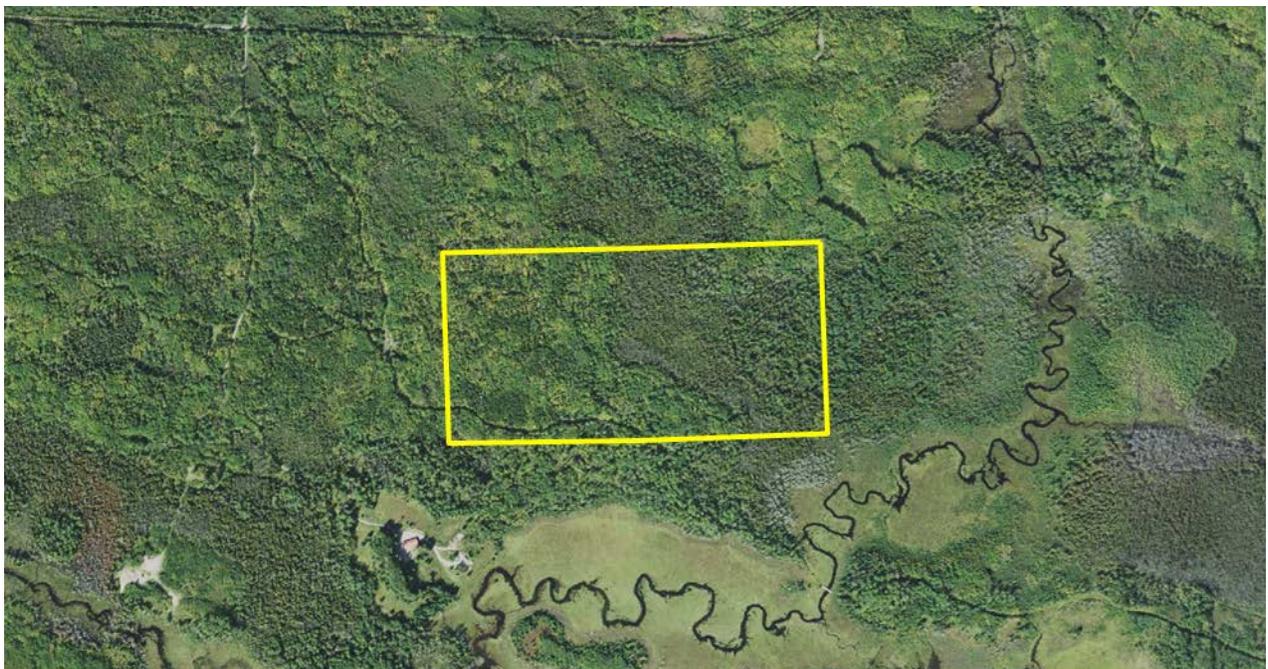
#### Sealed Bids Due By: Thursday, Nov. 5 at 4pm CST

A web-based platform will host the virtual sealed bid announcements on Friday, Nov. 6, at 11am CST. Participation in the virtual bid openings is optional, but registration is required to attend the event.

Find registration information on the [DNR Land Sale Webpage](#).

**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 Sealed Bid 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 80 acre parcel is located in Breitung Township, about one mile southeast of Soudan. The parcel is forested and mostly a mixed conifer-hardwood forest. Conifers include several varieties of pine, fir, and spruce trees. Topography is nearly level to gently rolling. An easement reserves access across adjacent property on the west to Thompson Farm Road. Access is undeveloped. A 100-foot wide easement will be reserved for the Taconite State Trail, as described and depicted in the [legal description](#) and [exhibit](#).

**Improvements to site:** None

**Zoning:** FAM-2, Forest Agriculture Management with a minimum lot size of 17 acres and 600 feet of lot width.

**Encumbrances:** USX Corporation reserves all minerals including sand, gravel, and any other natural substance having sufficient value to be mined, quarried, or extracted for its own sake or for its own specific use together with the right to enter on, explore for, dig, mine and recover the same. If USX Corporation's use of its mineral rights interferes with the State's snowmobile trail, USX Corporation will, at its cost, relocate the trail to another part of the same forty or a mutually agreeable location. It is agreed by USX Corporation and any persons buying any portion of the land to the following:

- 1) structural development is restricted to 2,000 square feet of floor space on each forty acre parcel;
- 2) no basement will be dug;
- 3) no commercial use of any kind shall be conducted on the premises;
- 4) no roadway exceeding 33 feet in width shall be established;
- 5) no sales will be made of any area smaller than a government forty save and except that U.S. government lots may be sold as such whatever the total acreage may be;
- 6) structures shall have earth tone colors.

This property will also be subject to two easements, as described and depicted in the [legal description](#) and [exhibit](#). Subject to easements of record.

**Surrounding land use:** Recreational and commercial.

## Bid requirements

**Minimum bid:** \$62,000

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 at the time of auction.



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 Tower, head east on Highway 169 approximately 2.5 miles to Thompson Farm Road. Turn right and take Thompson Farm Road approximately 1 mile. Turn left onto Payne Road and continue approximately 0.5 miles to location of 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 Sealed Bid 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).