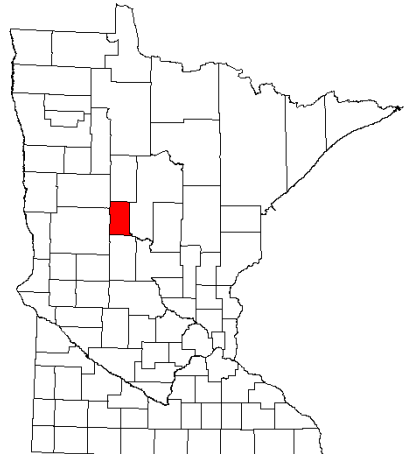


## Property #80166: Wadena County

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**Minimum Bid: \$23,000**

- **40.00 acres**, more or less.
- **Property ID:** Part of R030072010
- **Land Description:** The Southwest Quarter of the Southeast Quarter of Section 7, Township 135 North, Range 33 West, Wadena 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 a sealed bid auction:

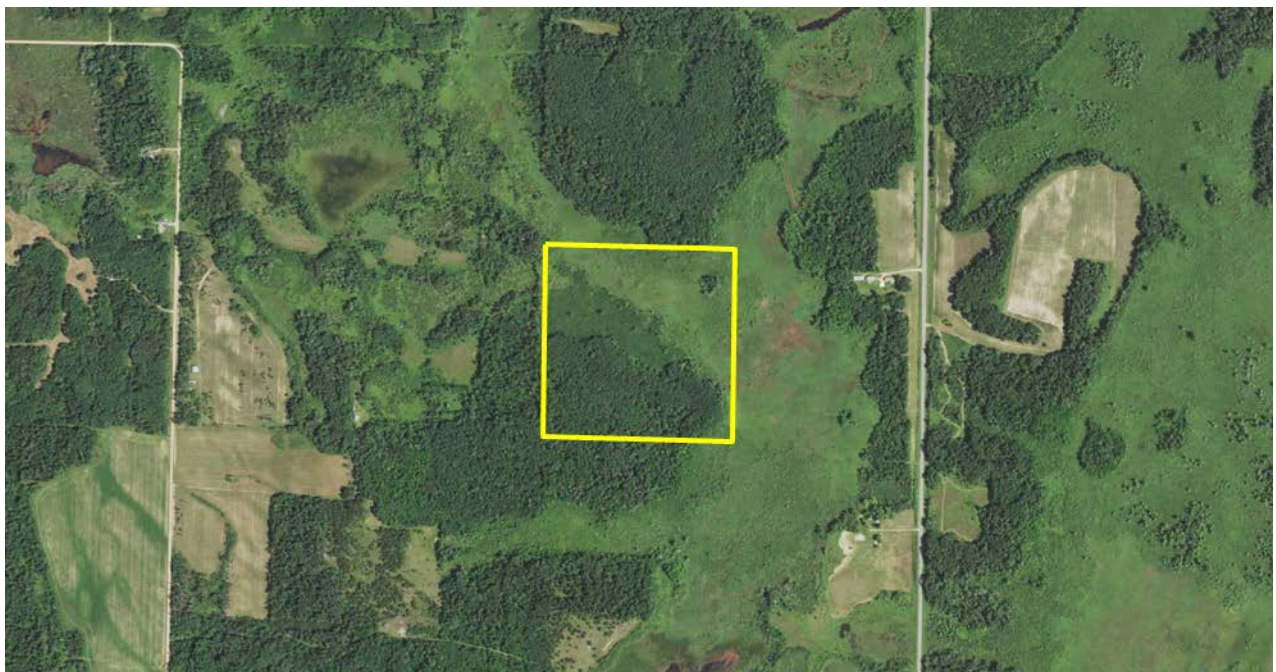


### Sealed Bids Due By: Thursday, Nov. 5 at 4pm CST

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 40 acre parcel is located approximately 7.5 miles south of Nimrod, MN. The parcel consists of high ground hardwoods and lowland hardwoods. Timber and swampland surround the forty. It is landlocked by private land. **There is no legal access to the property.**

**Improvements to site:** None

**Zoning:** A-2 Mixed Ag/Forestry District

**Encumbrances:** None

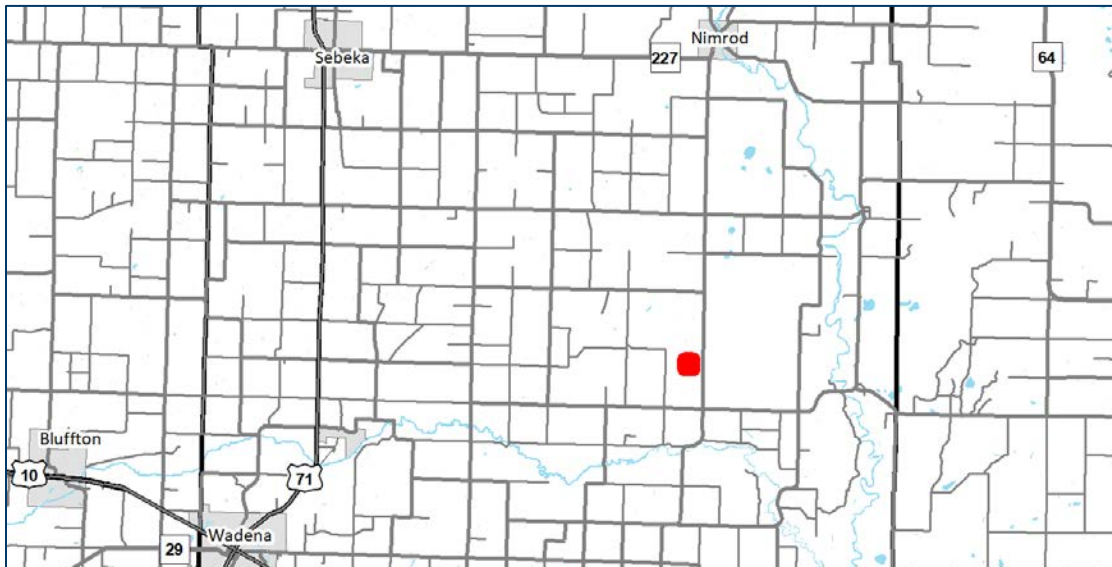
**Surrounding land use:** Agricultural and forested

## Bid requirements

**Minimum bid:** \$23,000

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

**There is no legal access to this parcel.** To get to vicinity of property from Nimrod head south on County Road 26 approximately 8 miles. Property is approximately ¼ mile west of County Rd 26.

## 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).