

Property #80185: Wadena County

Minimum Bid: \$5,000

- **2.40 acres**, more or less.
- **Property ID:** R050243010
- **Land Description:** Government Lot 3 of Section 24, Township 135 North, Range 35 West, Wadena County, Minnesota. Sold as is approximately shown on attached map. **Note that the acreage determined by the DNR differs from the acreage listed in county GIS records.**
- 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



Site Description

This approximately 2.4 acre parcel is located 5.5 miles northeast of Wadena, MN. The parcel includes a mixture of Ash species and Oak species and has frontage on the Leaf River. **This property has no legal access.**

Improvements to site: None

Zoning: A-3, Shoreland S-1. See <http://www.co.wadena.mn.us/213/Planning-Zoning/> for additional information.

Encumbrances: None

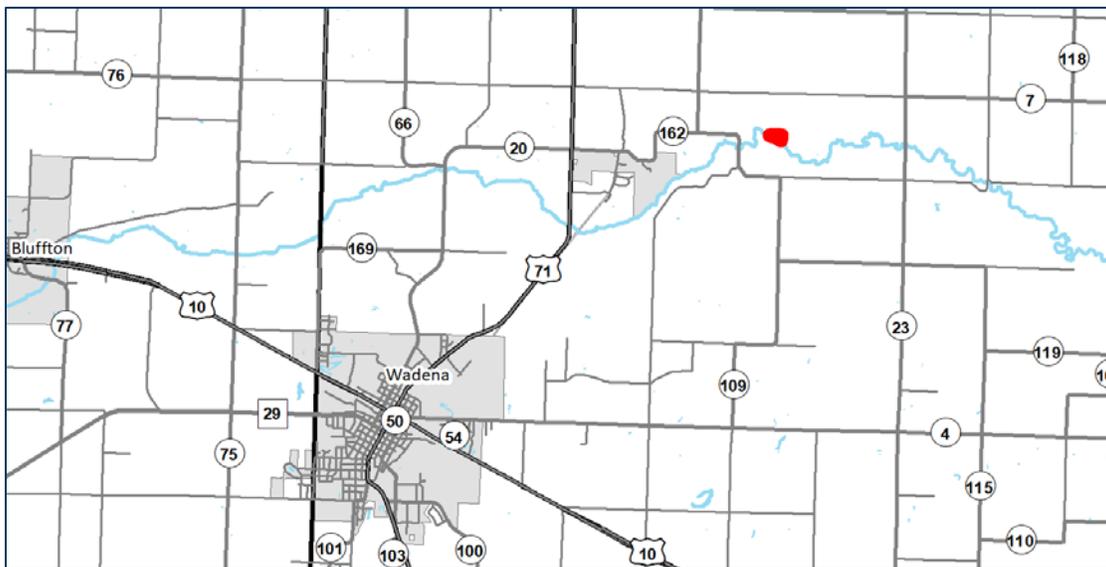
Surrounding land use: Agricultural and forested

Bid requirements

Minimum bid: \$5,000

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. From Wadena, head northeast on Highway 71, approximately 4.8 miles to 190th St. Turn right onto T149/190th St and continue approximately 2.4 miles to vicinity of property. Property is approximately 0.5 miles south of the road on the bank the Leaf River.

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

For information about additional DNR properties for sale, visit mndnr.gov/landsale.