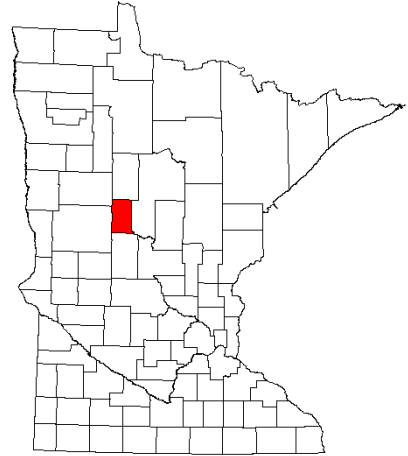


Property #80244: Wadena County

Minimum Bid: \$21,000

- **45.00 acres**, more or less.
- **County tax ID:** Part of R030362010
- **Land Description:** Government Lot 5 in Section 36, 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 at public (oral) auction:

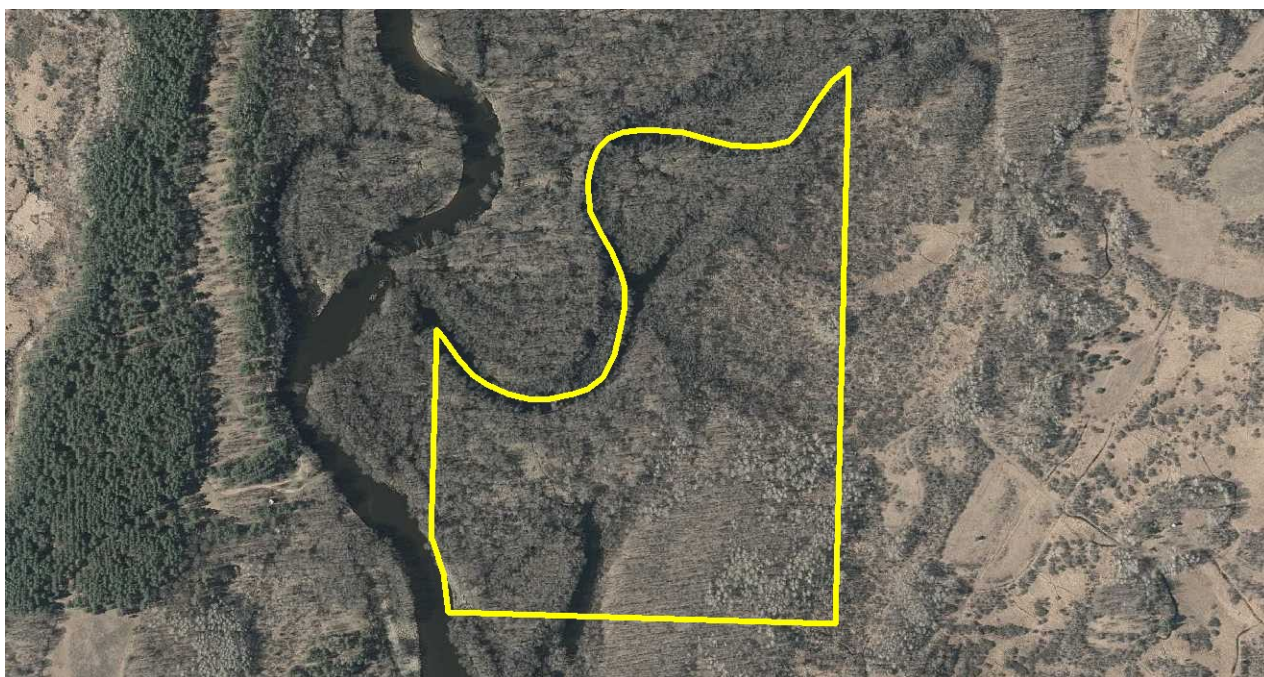


Friday, Oct. 14, 11 a.m.

Wadena County Courthouse
415 Jefferson Street
Wadena, MN 56482

Time: 11 a.m. Registration to begin 30 minutes before the auction.

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 1 888-646-6367 or by requesting through email: MIN.landsale@state.mn.us



Site Description

This 45 acre parcel is located approximately 7.5 miles southeast of Staples, MN and adjacent to the Crow Wing River. The parcel is predominately a timbered floodplain consisting of Silver Maple, Green Ash, and Trembling Aspen. There is a small island of higher ground containing Burr Oak, Aspen, and Red Oak. There is no legal land access to this sale parcel.

Improvements to site: None

Zoning: River frontage is zoned Shoreland S-1 and remainder is zoned A-2 Mixed Ag/Forestry

Encumbrances: None

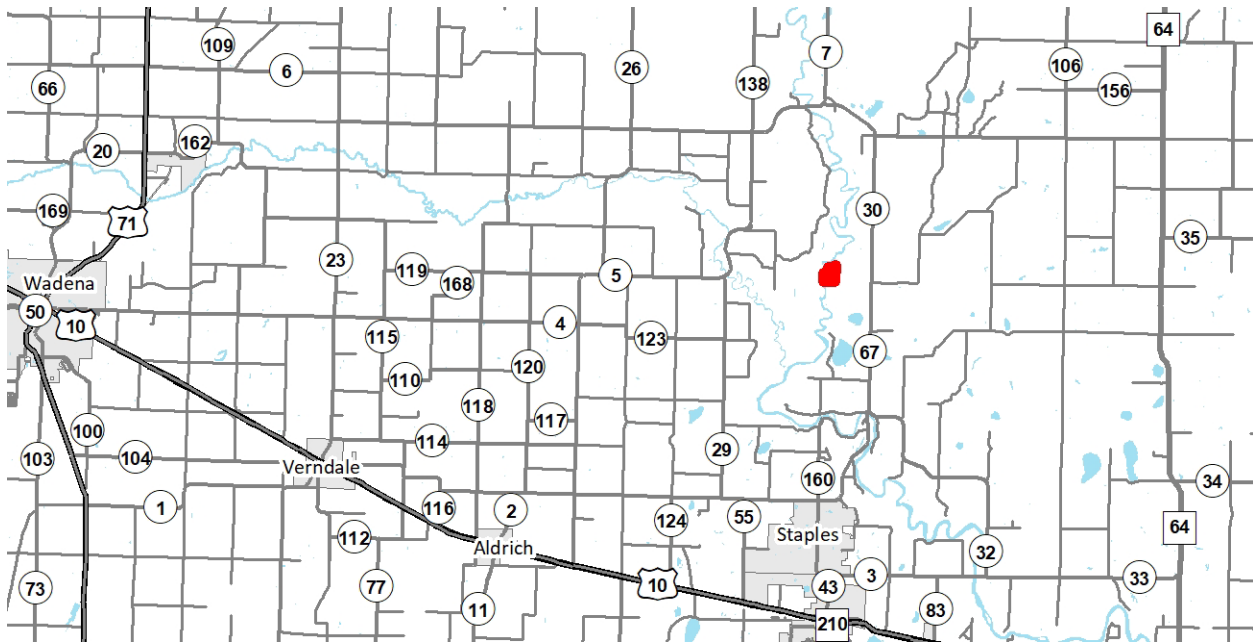
Surrounding land use: The surrounding land uses are private/public wetlands and private/public forest.

Bid requirements

Minimum bid: \$21,000

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 Staples, MN travel North on Airport Road for approximately 2.25 miles to the intersection of Airport Road and CSAH30, Turn east on Wadena CSAH30 and follow north for approximately 5.25 miles. Parcel is located 3/4 mile west of this point. There is no legal access. Note: CSAH 30 is also labeled as CSAH 67 and Cass Line Rd north of the Crow Wing

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.