



**TRACT #27 POKEGAMA TOWNSHIP  
PID - 28.1084.002**

[www.co.pine.mn.us](http://www.co.pine.mn.us)

That part of the E 1/2 of SE 1/4 of SW 1/4 of NW 1/4 described as follows: Beginning at the south-east corner of said E 1/2 of SE 1/4 of SW 1/4 of NW 1/4; thence West along the south line thereof, 33 feet; thence north parallel with the east line thereof, 450 feet; thence westerly 303 feet, more or less to a point on the west line of said E 1/2 of SE 1/4 of SW 1/4 of NW 1/4 distant 250 feet south of the northwest corner thereof; thence north along said west line 250 feet to the northwest corner thereof; thence east along the north line thereof, 333 feet, more or less, to the northeast corner thereof; thence south along the east line thereof, 657 feet, more or less, to the point of beginning. Together with a permanent, non-exclusive easement for ingress and egress only, over, under and across that part of Government Lot 2, 35-39-22 which lies between two lines run parallel with and distant 33 feet and 66 feet (as measured along the west line of said Government Lot 2) southerly of Line "A" described below: Description of line "A": Commencing at the southwest corner of said Government Lot 2; thence north along the west line of said Government Lot 2 a distance of 656.97 feet to the point of beginning of Line "A"; thence easterly to the cement monument at the most westerly corner of 1<sup>st</sup> Street in the recorded plat of Canalville and Line "A" there terminating. Subject to County Hwy No. 7 along the most southerly line thereof.

35-39-22                      2 acres

**Appraised Value: \$29,000**



**Property Description**

13362 Canalville Lane  
2 acres consisting of mixed forest. Easement to Pokegama Lake



The area within the blue lines is the approximate location of the lake easement. Contact the Pine County Land Department for more information on the lake easement.



**Driving Directions:**

From the Interstate 35 Exit 169 bridge in Pine City, drive westerly on County Road 7 (Pokegama Lake Rd) for about 4 miles. Turn north onto Canalville Lane. Drive north on Canalville Lane for about 500 feet. Property is to the west.

**Pokegama Township: 320-629-3719**

**Pine County Zoning: 320-216-4220**

Maps are for informational purposes only and may not be exact. All properties sold "as is" with no guarantees. Buyers are encouraged to thoroughly research properties before purchase. If improvements are intended check with local planning and zoning authorities, and if wetlands exist contact Pine County Zoning. Acreage descriptions are approximate estimates. Please Note: Pine County makes no representations, warranties, nor guarantees with respect to access to tax forfeited lands sold. Subject to all existing easements of record and rights of way.