

Auctions by Robyn

GRAND RAPIDS AREA REAL ESTATE AUCTION

Live On Site • Friday, June 20, 2025 at 5 p.m.

**Auctions by Robyn is offering this 1.5 +/- Acre Waterfront Lot
on Beautiful Pokegama Lake in Grand Rapids, MN**



Auctions by Robyn is proud to offer a rare opportunity to own approximately 1.5 acres of stunning waterfront property on beautiful Pokegama Lake in Grand Rapids, Minnesota. This unimproved, wooded lot features roughly 250 feet of sandy lake shore, providing the ideal setting to build your dream home or seasonal retreat. The property has already been professionally surveyed and is clearly staked, making it easy to identify the boundaries on-site. While the lot does not currently have a fire number, one can be easily obtained through Itasca County Environmental Services. With its natural beauty, serene setting, and prime lake access, this parcel is a true gem in northern Minnesota.



Real Estate Terms: BROKER PARTICIPATION: We welcome Broker participation. Broker must accompany their client(s) to the Open House and Day of Auction; NO EXCEPTIONS! Real Estate companies/ brokers must contact Auctions by Robyn 48 hrs prior to auction date for terms and conditions.

REAL ESTATE TERMS AND CONDITIONS: All bidding is open to the public. Please register for a bid number on site the day of sale. You must register and obtain a bid number in order to bid at auction.

BUYERS PREMIUM: No Buyers Premium on Real Estate Only.

PURCHASE AGREEMENT/CLOSING: The successful bidder(s) at the conclusion of the auction, must sign Purchase Agreement and pay \$10,000.00 earnest money to Abstract Services. Balance will be due in full at closing and will take place approximately 30 to 45 days after the Auction at which time the seller(s) will furnish a clear, marketable title.

NOTE: All information contained in this article and all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is offered "AS IS" and "WHERE IS" and no warranty is either expressed or implied by the seller(s) or Auctions by Robyn. Each potential bidder(s) is responsible for conducting his or her independent inspection, investigation, inquires and due diligence concerning the property.

Kristine Erickson, Owner

(No Fire Number) LaPlant Rd, Grand Rapids, MN

Directions: From Grand Rapids, South on Hwy 169

6 miles, left on LaPlant Rd 2.6 miles to access property.

Col. Byron Robyn

Real Estate & Personal Property Auctioneer
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