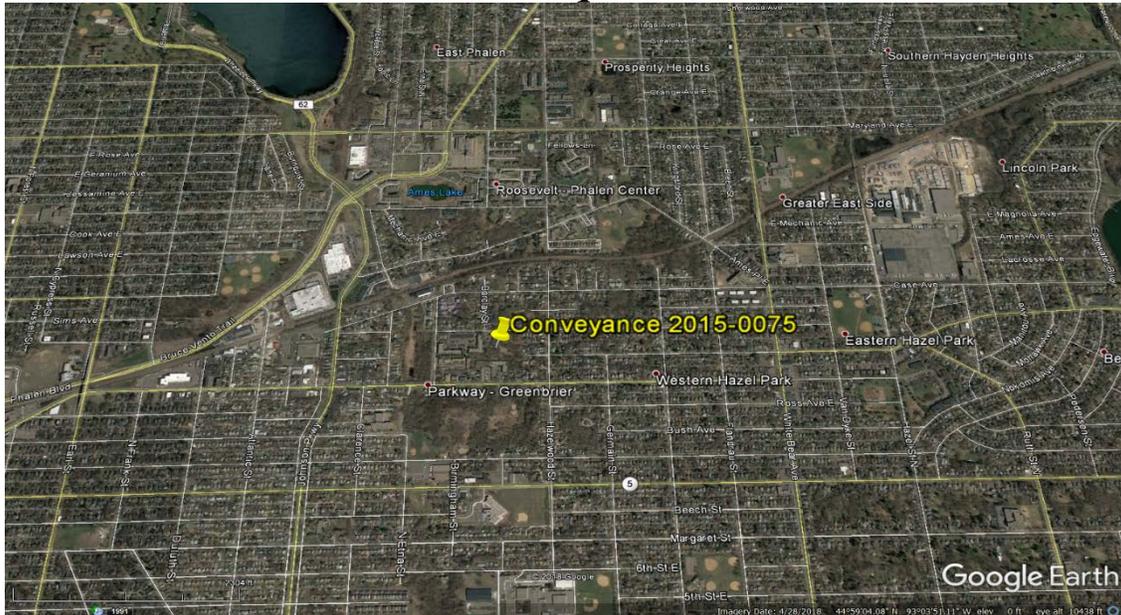


# DEPARTMENT OF TRANSPORTATION VACANT LAND FOR IMMEDIATE PURCHASE

120,286 square feet



**LOCATED** at Stillwater Ave and Hazelwood St.,  
St Paul, Ramsey County, MN

**Sale Number 139506**

Conveyance 2015-0075

C.S.: 6229 (5=109) 901

Parcel: 204, 4B, 5, 5A

**AVAILABLE FOR PURCHASE AT THE FOLLOWING LOCATIONS:**

Transportation Building  
Property Conveyance Unit MS632  
395 John Ireland Blvd.  
St Paul, MN 55155

For further information contact  
[LandSales.Mn.DOT@state.mn.us](mailto:LandSales.Mn.DOT@state.mn.us)

Web Site: <http://www.dot.state.mn.us/row/propsales.html>

State of Minnesota  
Department of Transportation

SALE No. 139506  
County of Ramsey  
Location of Property: See Attached Sheets  
  
Conveyance 2015-0075  
C.S.: 6229 (5=109) 901 Parcel: 204, 4B, 5, 5A

**FORM FOR PURCHASE OF LAND**

See attached sheets for the legal description and mapping of the land being advertised for sale.

**The Price that MnDOT will accept is \$135,000.00.**

All purchasers should inspect the property and inform themselves of existing conditions as well as check with city and county officials for zoning and development limitations. Purchaser agrees to pay all assessments (current or delinquent) taxes, closing costs and deferred installments of assessments, if any, heretofore or hereafter levied against said real estate. State will pay state deed tax only.

The seller does not know of any wells on the property. The State of Minnesota will not furnish an abstract of title to the above-described real estate.

The Commissioner of Transportation reserves the right to reject any or all purchases and to waive informalities therein.

After approval by the Minnesota Department of Transportation, conveyance will be made by quit claim deed upon full payment of the listed price within Ten (10) business days.

ENCLOSED HEREWITH IS PAYMENT IN FULL IN THE FORM OF (CERTIFIED CHECK, CASHIER'S CHECK, OR MONEY ORDER) \_\_\_\_\_ PAYABLE TO "COMMISSIONER OF TRANSPORTATION" IN (Personal checks or cash will not be accepted and will cause the bid to be rejected.)

Amount of Purchase\$ \_\_\_\_\_

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Printed Name and Signature of Purchaser

Date

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Address of Purchaser

E-Mail of Purchaser

Phone (Business, Home, Cell)

# NON-COLLUSION AFFIDAVIT

C.S.: 6229 (5=109) 901 Parcel: 204, 4B, 5, 5A

Sale Number 139506  
Conveyance 2015-0075

STATE OF MINNESOTA     )  
  ) ss.  
COUNTY OF                     )

I, \_\_\_\_\_, being  
*(Name of person signing this affidavit)*

first duly sworn, do depose and say:

(1) that I am the authorized representative of \_\_\_\_\_

\_\_\_\_\_  
*(Name of individual, partnership or corporation submitting this proposal)*

and that I have the authority to make this affidavit for and on behalf of said purchaser;

(2) that, in connection with this transaction, the said purchaser has not either directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive purchase;

(3) that, to the best of my knowledge and belief, the contents of this package have not been communicated by the purchaser or by any of his employees or agents to any person who is not an employee or agent of the purchaser, and will not be communicated to any person who is not an employee or agent of the purchaser, and

(4) that, I have fully informed myself regarding the accuracy of the statements made in this affidavit.

(5) Are you a current or former State of Minnesota Government Employee  Yes  No  
If yes, please add department name and dates of employment.

\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_  
*(Purchaser or authorized representative)*

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_, 20\_\_

# GRANTEE FORM

C.S.: 6229 (5=109) 901  
County of Ramsey  
Parcel: 204, 4B, 5, 5A

Sale Number 139506

I request that \_\_\_\_\_ Joint Tenants or Tenants in Common (circle one), be named as Grantee(s) on the Quit Claim Deed for the State of Minnesota, Department of Transportation.

\_\_\_\_\_  
Signature

Please name the County in which the Grantee resides: \_\_\_\_\_

If more than one (1) Grantee is to be named in the Quit Claim Deed, please indicate if the Grantees are taking title as husband and wife.

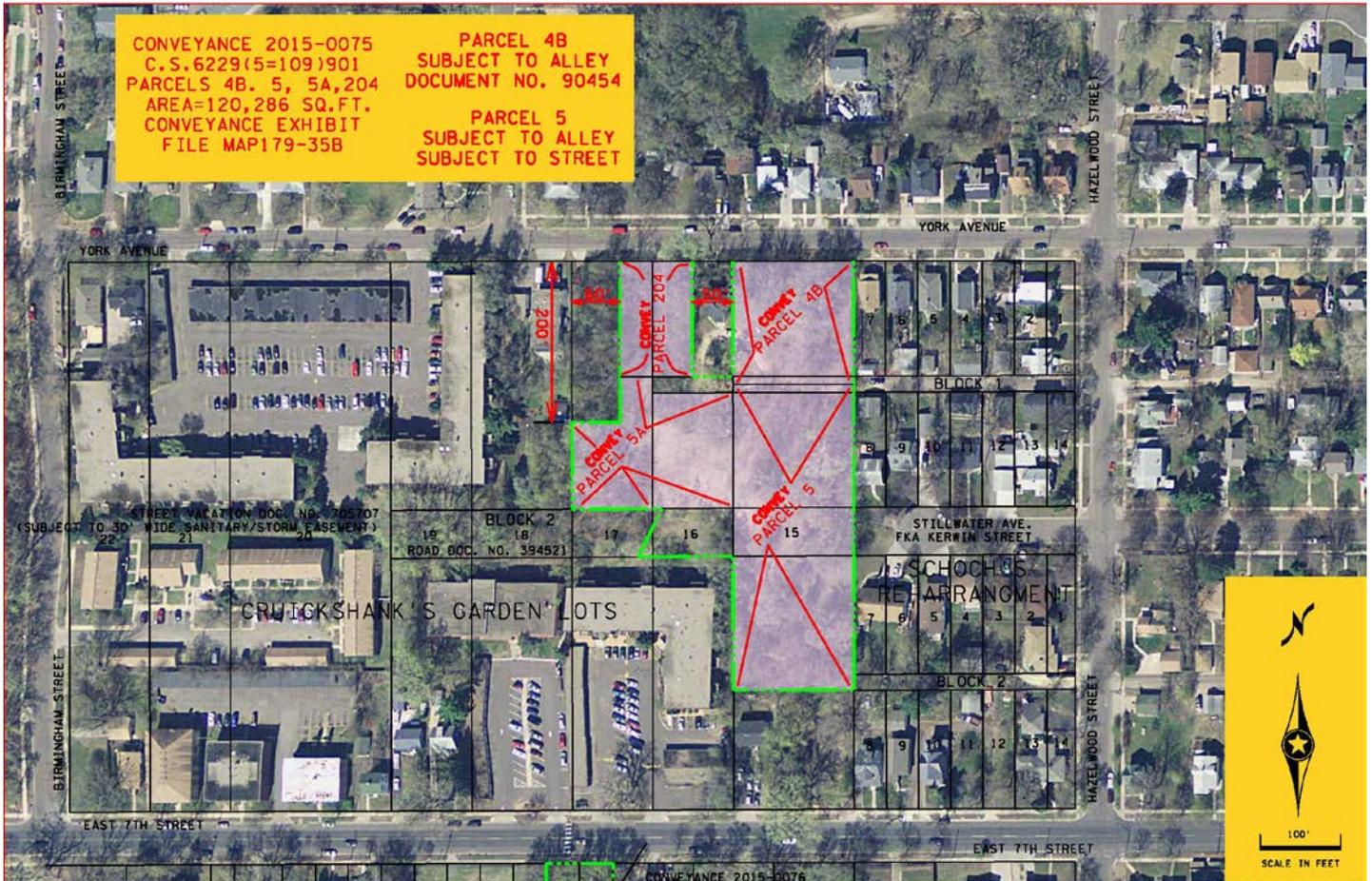
Please return this form to:

Jennifer Bailey Matti, L.S.  
Minnesota Department of Transportation  
Office of Land Management – MS 632  
Shared Services Center – Property Conveyance Unit  
395 John Ireland Blvd.  
St Paul, MN 55155-1800

## Site Photo

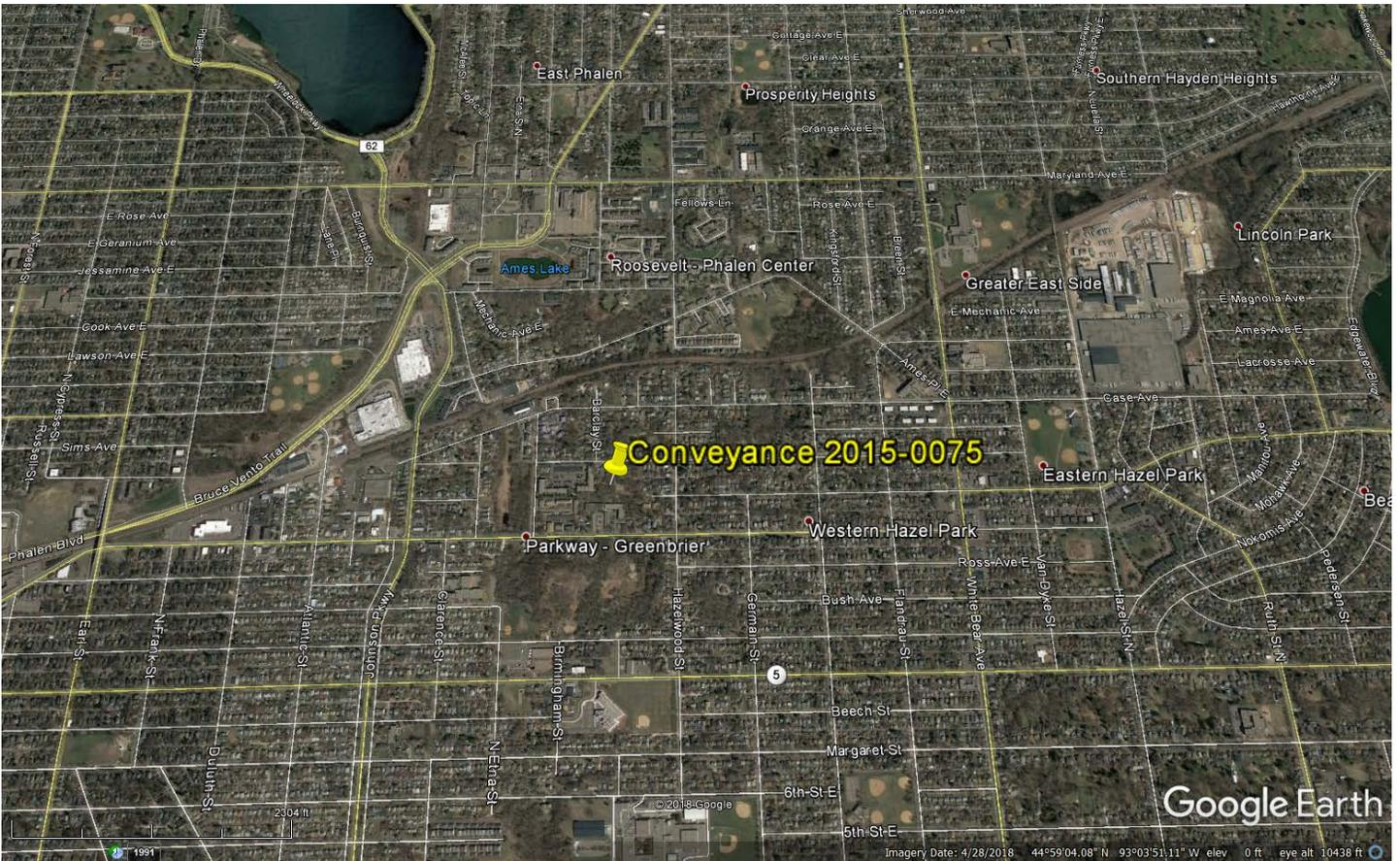


# Site Sketch



NOTE: This map is not part of the bid form. This map is enclosed for the convenience of the bidder, to aid in identifying the general location of the land being offered for sale. Outlines of buildings and other items of construction, which are shown on the map, may not represent current conditions.

# Location Map



# Legal Description

January 25, 2019  
2015-0075-6229

## DESCRIPTION FOR CONVEYANCE

Parcels 5A, 5, 4B and 204 C.S. 6229 (5=109) 901

All of Tracts A, B, C and D described below:

- Tract A. The north  $\frac{1}{2}$  of Lot 16, Block 2, Cruickshank's Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, except part lying north of the south line of the alley; and the north  $\frac{1}{2}$  of Lot 17, Block 2, said Cruickshank's Garden Lots, except the west 60 feet of the north 200 feet thereof, and also except part north of extended north line of the alley; and also except that part of the north  $\frac{1}{2}$  of said Lots 16 and 17 that lies with a 60 foot strip of land, the center line of which is described as follows: Beginning at the intersection of the center line of Stillwater Avenue and the west line of Schoch's Rearrangement; thence to a point on the center line of Birmingham Street which is the point of intersection of the center line Stillwater Avenue, as platted in Tracy's Outlots produced and the center line of Birmingham Street; the title thereto being registered as evidenced by Certificate of Title No. 201755;
- Tract B. That part of Lot 15, Block 2, Cruickshank's Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, lying south of a westerly extension of the center line of the alley in Block 1, Schoch's Rearrangement, except the south 148 $\frac{1}{2}$  feet thereof;
- Tract C. That part of Lot 15, Block 2, Cruickshank's Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, lying north of the westerly extension of the center line of the alley in Block 1, Schoch's Rearrangement.
- Tract D. That part of the north half of Lot 16, Block 2, Cruickshank's Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, which lies north of the extended north line of the alley, except the east 50 feet thereof; and that part of the north  $\frac{1}{2}$  of Lot 17, Block 2, Cruickshank's Garden Lots, according to the plat thereof on file and of record in the office of the

## Legal Description (Cont'd)

County Recorder in and for Ramsey County, Minnesota, which lies north of the extended north line of the alley, except the west 60 feet thereof; the title thereto being registered as evidenced by Certificate of Title No. 187970;

containing 120,286 square feet, more or less.

## ADDITIONAL COMMENTS

This property is vacant, gently rolling land with sections of the property covered in brush and trees. It would be a wonderful location for a single family home or a multiple family development!

**All interested bidders are encouraged to contact city and county officials for planning, zoning or development limitations.**