

**DEPARTMENT OF TRANSPORTATION  
VACANT LAND FOR IMMEDIATE PURCHASE**

4.05 acres



**LOCATED 128th Ave NW / Coon Creek Blvd, Coon  
Rapids, Anoka County, MN**

**Sale Number 139493**

Conveyance 2018-0149

C.S.: 0215 (10=62) 901

Parcel: 4444A

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

Transportation Building  
Property Conveyance Unit  
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)

Or call 612-322-0387

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

State of Minnesota  
Department of Transportation

SALE No. 139493  
County of Anoka  
Location of Property: See Attached Sheets

Conveyance 2018-0149  
C.S.: 0215 (10=62) 901 Parcel: 4444A

### 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 \$235,000.00.**

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)

Please include the following forms along with payment in full when mailing or dropping off at the previous location on the previous page:

- 1) Form for Purchase (this form)
- 2) Non-collusion affidavit, signed and notarized
- 3) Grantee form



## GRANTEE FORM

C.S.: 0215 (10=62) 901  
County of Anoka  
Parcel: 4444A

Sale Number 139493

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 Photos

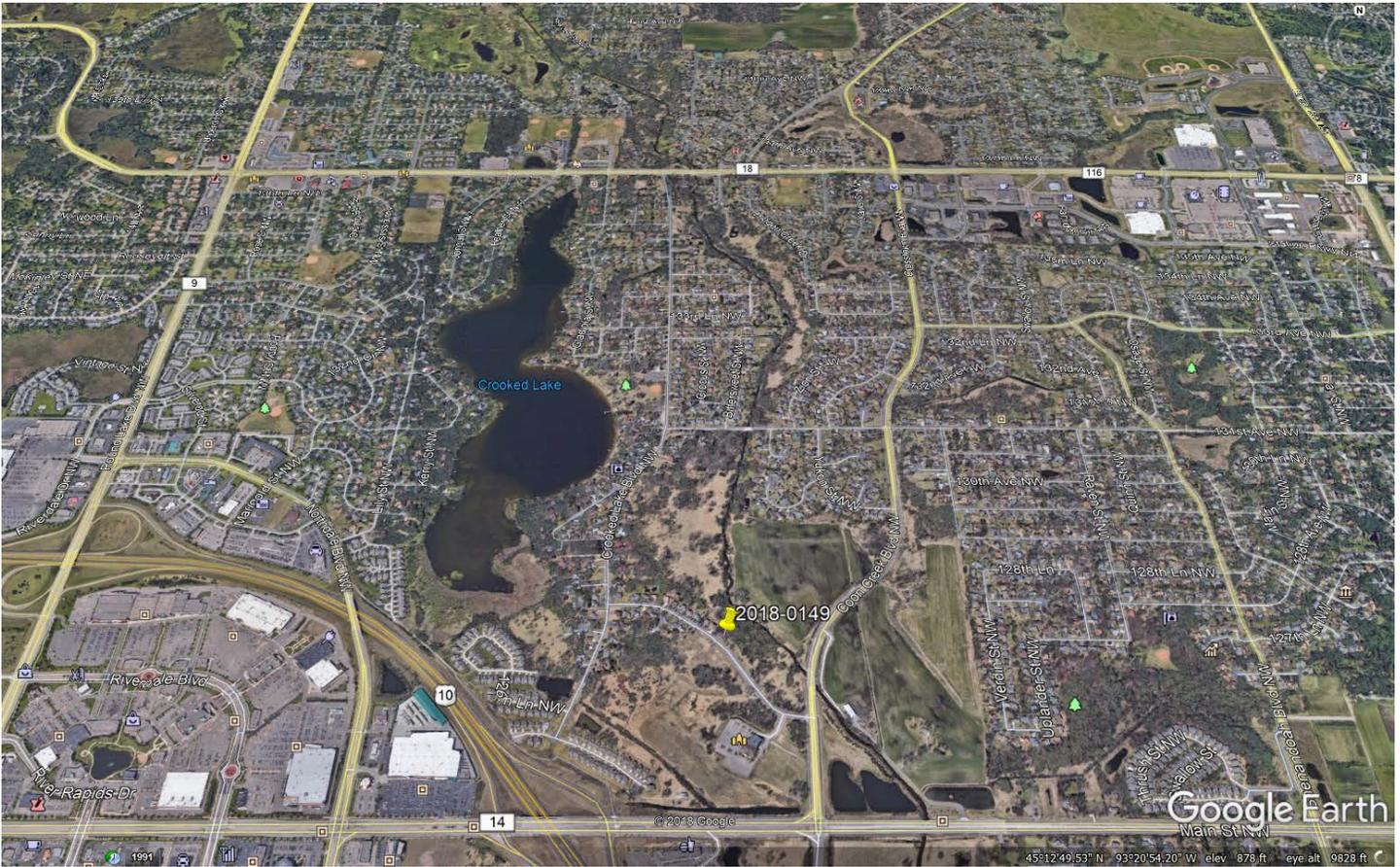


# Site Sketch



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

August 7, 2019  
2018-0149-0215

## DESCRIPTION FOR CONVEYANCE

STATE PIT NO. 4444A (NEW NO. 02029) C.S. 0215 (10=62) 901

That part of Tract A described below:

Tract A. That part of Lot 11, except the north 120 feet thereof, of Auditor's Subdivision No. 97, in Section 4, Township 31 North, Range 24 West, Anoka County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder in and for said county, lying easterly of the following described line: Beginning at a point on the north line of Lot 6, said Auditor's Subdivision No. 97, distant 390 feet east of the northwest corner of said Lot 6; thence southerly to a point on the south line of said Lot 11, distant 505 feet east of the southwest corner of said Lot 11 and there terminating;

which lies easterly of Line 1 described below:

Line 1. Commencing at the southeast corner of the Southeast Quarter of said Section 4; thence on an assumed bearing of South 89 degrees 19 minutes 04 seconds West along the south line of said Southeast Quarter for 1380.19 feet; thence North 00 degrees 57 minutes 25 seconds East for 911.99 feet to the point of beginning of Line 1 to be described; thence North 89 degrees 02 minutes 45 seconds West for 114.01 feet; thence northwesterly a distance of 334.64 feet along a tangential curve, concave to the northeast, having a radius of 340.00 feet and a central angle of 56 degrees 23 minutes 35 seconds; thence North 32 degrees 39 minutes 00 seconds West for 396.71 feet; thence northwesterly for 507.68 feet along a tangential curve, concave to the southwest, having a radius of 1198.00 feet and a central angle of 24 degrees 16 minutes 49 seconds and there terminating;

containing 4.46 acres, more or less, of which 0.41 acre is encumbered by an existing easement for public road right of way, public utility and public drainage.

## **Additional Information**

This property is 4.05 acres of slightly rolling land. It is encumbered by a 0.41 acre public road right of way, public utility, and drainage easement as shown in yellow on page 6.

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