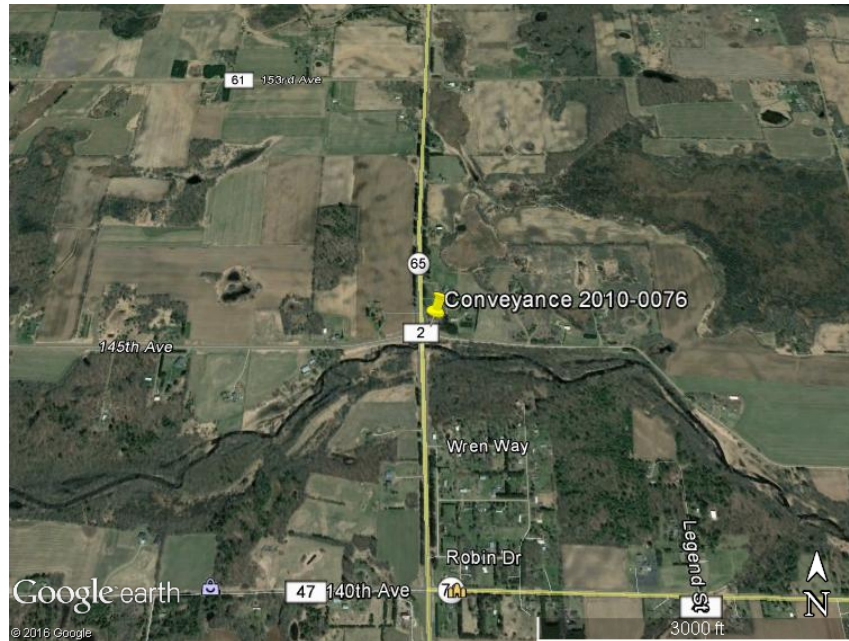


**DEPARTMENT OF TRANSPORTATION
VACANT LAND FOR SALE
1.68 ACRES**



**LOCATED 2054 145th Ave
BRUNSWICK TOWNSHIP, MN**

Sale Number 139427

Conveyance 2010-0076

C.S.: 3307 (65=5) 901

Parcel: 31

Bid Opening

June 6, 2017, 2:00 P.M.

at

MnDOT METRO DISTRICT

Right of Way Office

1500 W. County Road B2

Roseville, MN 55113

For further information contact

LandSales.MN.DOT@state.mn.us

State of Minnesota
Department of Transportation
METRO DISTRICT
Rebecca Swenson; 1500 W. County Road B2
Roseville, MN 55113
Phone 651-234-7598

SALE No. 139427
County of Kanabec
Location of Property: See Attached Sheets

Conveyance 2010-0076
C.S.: 3307 (65=5) 901 Parcel: 31

BID FORM FOR SALE OF LAND

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

The Minimum Bid that MnDOT will accept is \$14,500.00.

Sealed bids must be received in Metro District – Right of Way Office; 1500 W. County Road B2, Roseville, MN 55113, not later than 2:00 P.M., on June 6, 2017, at which time, bids will be publicly opened and read aloud.

All bidders should inspect the property and inform themselves of existing conditions. 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 bids and to waive informalities therein. **Bids made in pencil will be rejected.**

After approval by the Minnesota Department of Transportation, conveyance will be made by quit claim deed to the highest responsible bidder upon full payment of the bid price, which amount must be paid within 45 days of acceptance of the bid.

Failure on the part of the successful bidder to pay the full sale price within 45 days after the acceptance of bid, shall be considered proof that the successful bidder has elected to abandon the purchase, and forfeit the bid security, not as a penalty, but in liquidation of damages sustained by the State of Minnesota as a result of such failure.

Bid security of 10% of the bid in the form of a CERTIFIED CHECK, CASHIER'S CHECK OR MONEY ORDER must accompany all bids. After the bid openings, the bid securities will be returned to all unsuccessful bidders.

ENCLOSED HEREWITH IS BID SECURITY IN THE FORM OF (CERTIFIED CHECK, CASHIER'S CHECK, OR MONEY ORDER) _____ PAYABLE TO "COMMISSIONER OF TRANSPORTATION" IN THE SUM OF _____ WHICH IS 10% OF THE BID PRICE. (Personal checks or cash will not be accepted and will cause the bid to be rejected.)

In response to the terms herein specified, the undersigned, if award is tendered, agrees to purchase the property on the attached description sheet at the bid price quoted below.

Amount of Bid \$ _____

Printed Name and Signature of Bidder	Date
Address of Bidder	E-Mail of Bidder
	Phone (Business & Home)

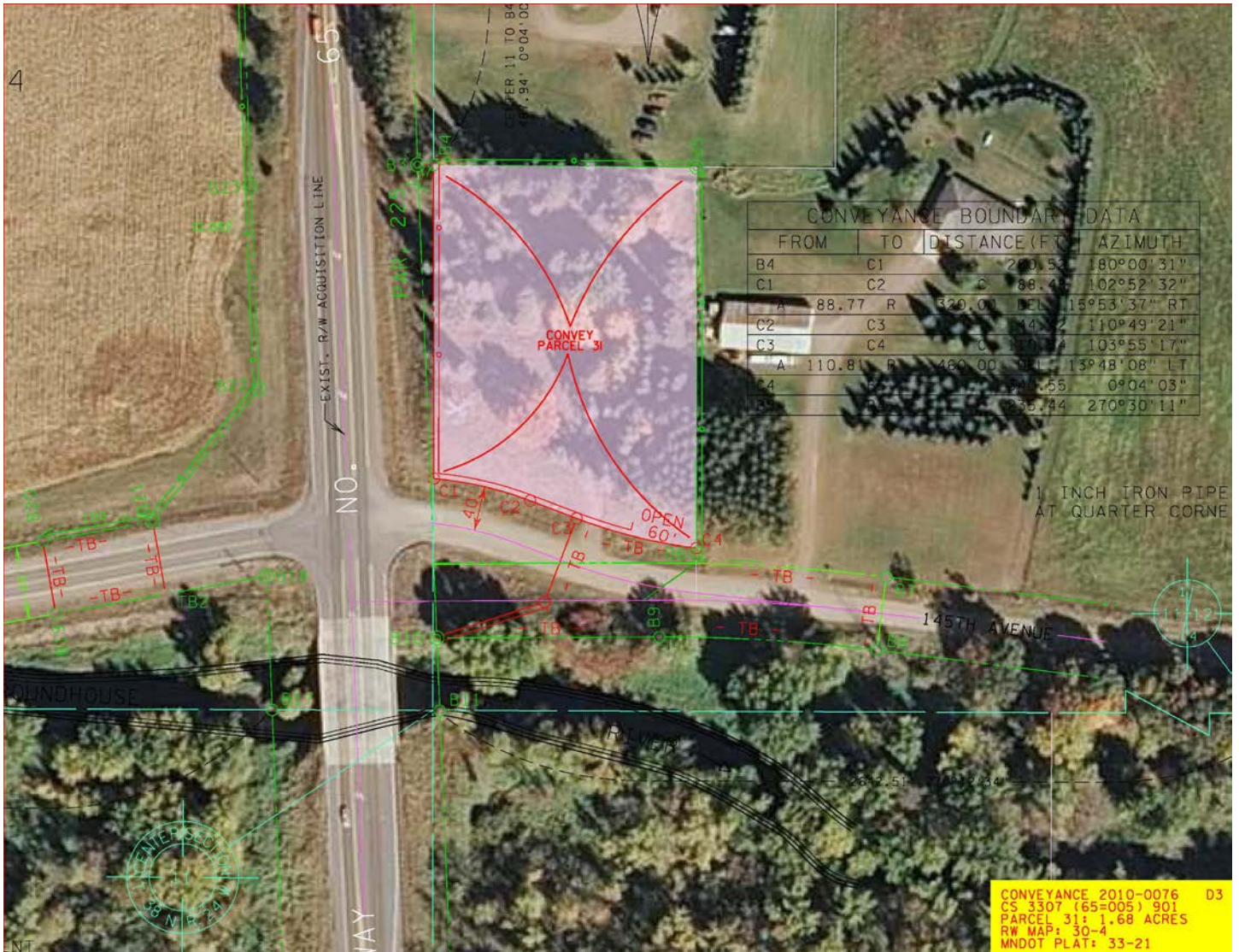
Bidders are notified to submit their bids(s) in a regular envelope. It must have in **bold** in the left lower corner "BID ENCLOSED" along with the bid number and bid opening date. The envelope should also contain a return address. Forms may be downloaded from the sale web site for this use.

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

Enclose all of the following in an envelope marked "Bid Enclosed"

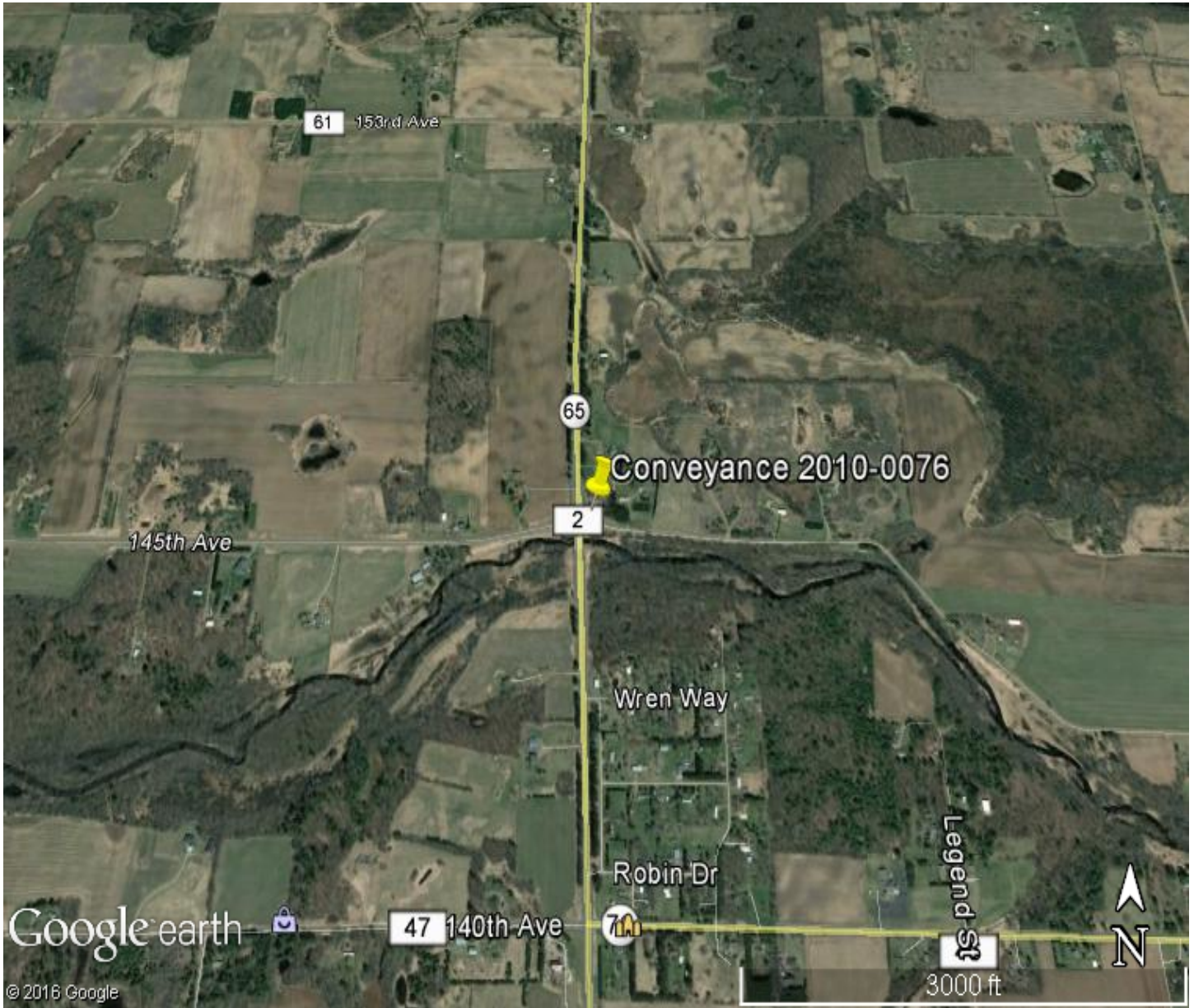
- (1) This sheet, signed by bidder with amount of Bid**
- (2) Non-collusion affidavit, signed and notarized**
- (3) Bid security (certified check, cashier's check, or money order payable to Commissioner of Transportation)**

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 31, 2011
2010-0076-3307

DESCRIPTION FOR RECONVEYANCE

Parcel 31 C.S. 3307 (65=5) 901

All of Tract A described below:

Tract A. That part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 38 North, Range 24 West, Kanabec County, Minnesota, described as follows: Beginning at Right of Way Boundary Corner B5 as shown on Minnesota Department of Transportation Right of Way Plat No. 33-21 as the same is on file and of record in the office of the County Recorder in and for said County; thence westerly on an azimuth of 270 degrees 30 minutes 11 seconds along the boundary of said plat for 235.44 feet to Right of Way Boundary Corner B4; thence on an azimuth of 180 degrees 00 minutes 31 seconds along the west line of said Southwest Quarter of the Northeast Quarter for 280.52 feet; thence easterly for 88.77 feet on a non-tangential curve, concave to the south, having a radius of 320.00 feet, a delta angle of 15 degrees 53 minutes 37 seconds and a chord azimuth of 102 degrees 52 minutes 32 seconds; thence on an azimuth of 110 degrees 49 minutes 21 seconds for 44.42 feet; thence deflect to the left on a tangential curve, having a radius of 460.00 feet and a delta angle of 13 degrees 48 minutes 08 seconds, for 110.81 feet to the boundary of said Plat No. 33-21; thence on an azimuth of 00 degrees 04 minutes 03 seconds along the boundary of said plat for 235.44 feet to the point of beginning;

containing 1.68 acres, more or less;

Subject to the following restriction:

No access shall be permitted to Trunk Highway No. 65 and to 145th Avenue from the lands herein conveyed, except that access shall be permitted on the southerly line thereof, within a distance of 60 feet from the southeasterly corner thereof (measured along said southerly line).

ADDITIONAL COMMENTS

This property is 1.68 acres of vacant residential land. Access is to this property via 145th Avenue. This site is above grade of both adjacent roads. The majority of the lot is level and has some shrubs and brush along with some trees at the back of the property. This property is just 300 feet from the Groundhouse River and would be a perfect lot for a residential home or cabin.

All interested buyers are encouraged to call the Kanabec County Planner, Teresa Wickeham, at 320-679-6456 to discuss planning and zoning requirements.