

**DEPARTMENT OF TRANSPORTATION
VACANT LAND FOR SALE
0.90 Acres**



LOCATED on the south side of TH 169 between Sharon Parkway and Tyrone Drive., Shakopee, Scott County, MN

Sale Number 139451

Conveyance 2015-0105

C.S.: 7005 (169=5) 901

Parcel: 66

Bid Opening

August 7, 2018, 2:00 P.M.

at

MnDOT METRO DISTRICT

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. 139451
County of Scott
Location of Property: See Attached Sheets

C.S.: 7005 (169=5) 901 Parcel: 66

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 \$46,000.00.

Sealed bids must be mailed to Rebecca Swenson – Minnesota Department of Transportation, Office of Land Management – MS632 Shared Services Center, Property Conveyance Unit, 395 John Ireland Blvd., St Paul, MN 55155 or hand delivered to Metro District – Rebecca Swenson; 1500 W. County Road B2, Roseville 55113, not later than 2:00, on August 7, 2018, at which time, bids will be publicly opened and read aloud.

All bidders 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 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" along with the sale number and your return address

- (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 Photos

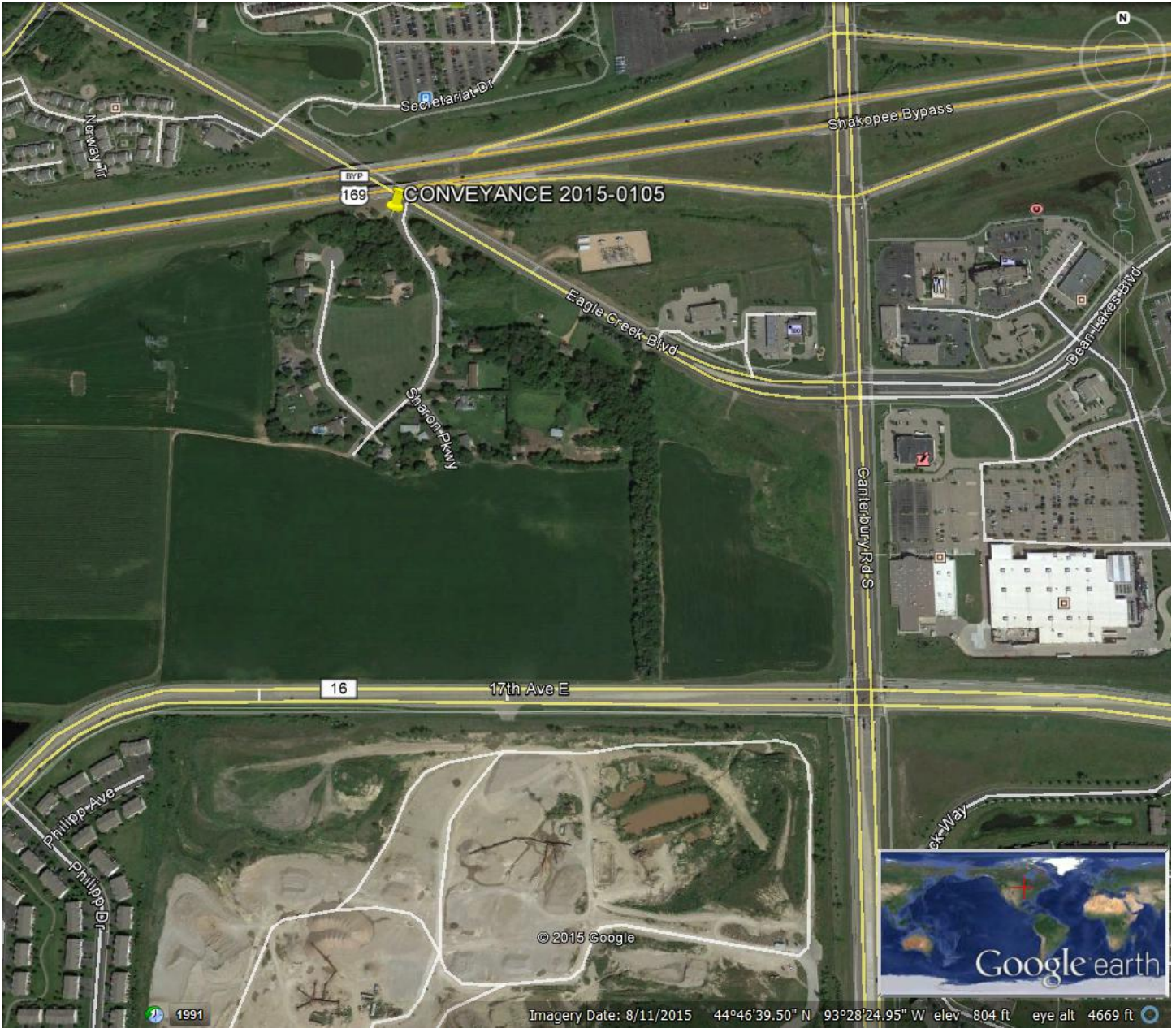


Site Sketch



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

May 17, 2018
2015-0105-7005

DESCRIPTION FOR CONVEYANCE

Parcel 66 EXCESS C.S. 7005 (101=187) 901

All of Tracts A, B and C described below:

- Tract A. That part of Lot 7, Block 1, Killarney Hills, according to the plat thereof on file and of record in the office of the County Recorder in and for Scott County, Minnesota, lying southerly of Minnesota Department of Transportation Right of Way Plat No. 70-8 as the same is on file and of record in the office of said County Recorder; excepting therefrom that part described as follows: Commencing at Right of Way Boundary Corner B23 as shown on said Plat No. 70-8; thence on an azimuth of 243 degrees 09 minutes 55 seconds along the boundary of said plat for 52.44 feet to the southwesterly line of said Lot 7; thence southeasterly for 43.20 feet along the southwesterly line of said Lot 7 on a non-tangential curve, concave to the southwest, having a radius of 222.71 feet, a delta angle of 11 degrees 06 minutes 47 seconds and a chord azimuth of 132 degrees 31 minutes 19 seconds to the point of beginning of the tract to be described; thence southeasterly for 181.01 feet on a non-tangential curve, concave to the southwest, having a radius of 60.00 feet, a delta angle of 172 degrees 51 minutes 09 seconds and a chord azimuth of 153 degrees 40 minutes 35 seconds to the southwesterly line of Lot 8, said Block 1; thence northwesterly along said southwesterly lines of said Lots 8 and 7 to the point of beginning;
- Tract B. That part of Lot 8, Block 1, Killarney Hills, according to the plat thereof on file and of record in the office of the County Recorder in and for Scott County, Minnesota, lying southerly of Minnesota Department of Transportation Right of Way Plat No. 70-8 as the same is on file and of record in the office of said County Recorder; excepting therefrom that part described as follows: Commencing at Right of Way Boundary Corner B23 as shown on said Plat No. 70-8; thence on an azimuth of 243 degrees 09 minutes 55 seconds along the boundary of said plat for 52.44 feet to the southwesterly line of Lot 7, said Block 1; thence southeasterly for 43.20 feet along the southwesterly line of said Lot 7 on a non-tangential curve, concave to the southwest, having a radius of 222.71 feet, a delta angle of 11 degrees 06 minutes 47 seconds and a chord azimuth of 132 degrees 31 minutes 19 seconds to the point of beginning of the tract to be

Legal Description (Cont'd)

described; thence southeasterly for 181.01 feet on a non-tangential curve, concave to the southwest, having a radius of 60.00 feet, a delta angle of 172 degrees 51 minutes 09 seconds and a chord azimuth of 153 degrees 40 minutes 35 seconds to the southwesterly line of said Lot 8; thence northwesterly along said southwesterly lines of said Lots 8 and 7 to the point of beginning;

Tract C. That part of Lot 11, Block 1, Killarney Hills, according to the plat thereof on file and of record in the office of the County Recorder in and for Scott County, Minnesota, lying southerly of Minnesota Department of Transportation Right of Way Plat No. 70-8 as the same is on file and of record in the office of said County Recorder;

containing 0.90 acre, more or less.

ADDITIONAL COMMENTS

This conveyance is two lots back to back which have been combined into one parcel almost one acre in size. It is heavily wooded in some sections which would offer a lot of privacy within this lovely neighborhood.