Sale 139490:
SE Quad TH11 & 360th Ave, Roseau, Roseau County, MN
Containing approximately 64,255 square feet

Minimum Bid Accepted: $1,400.00

INTERESTED BIDDERS
- Inspect the property and inform yourselves of existing conditions
- Check with city and county officials for zoning and development limitations
- Refer to [http://www.dot.state.mn.us/row/pdfs/mndot_property_sales_faq.pdf](http://www.dot.state.mn.us/row/pdfs/mndot_property_sales_faq.pdf) for some answers to frequently asked questions.

Site Description: This parcel is approximately 64,255 square feet of vacant land.

Improvements to site: None

Zoning: Please contact city and county officials for this information

Directions to Property for Inspections: Travel west out of the town of Roseau on TH11 to CR15 (360th Ave.). Travel south on CR 15 just past the railroad tracks and the property is directly on your left.

Conditions of Property: Property is sold “AS IS”. The Department of Transportation makes no representations or warranties regarding the condition or use of any property or its improvements including, but not limited to, the
condition or habitability of ANY buildings, or the conditions of any wells, septic systems, soils, access, or any other items on site. Prospective bidders are encouraged to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to ensure knowledge of existing conditions. All property is sold subject to local zoning ordinances now or hereafter adopted by units of local government. Environmental Phase I information available upon request

**Well Information:** The seller does not know of any wells on this property.

**Access:** Access is allowed from County road 15.

**Utilities:** The Property is subject to the rights of existing utilities, if any, as provided in Minnesota Statutes §161.45 subd. 3.

**Questions on the bidding process, or terms and conditions of sale please contact:**

Land Sale Phone Line: 651-366-3432 or 651-366-3462

Email: LandSales.MN.DOT@state.mn.us
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 $1,400.00. Sealed bids must be received in Central Office – Rebecca Swenson, 395 John Ireland Blvd., St Paul, MN 55155, not later than 01:45 PM, on May 19, 2020, 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 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 (CIRCLE ONE) 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 Number

Bidders are notified to submit their bid(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 http://www.dot.state.mn.us/row/propsales.html

Enclose all the following in an envelope marked “BID ENCLOSED” along with the sale number and your return address

1. This sheet, signed by the bidder with the amount of the bid
2. Non-collusion affidavit, signed and notarized
3. Bid security (certified check, cashier’s check, or money order made payable to “Commissioner of Transportation”)
NON-COLLUSION AFFIDAVIT

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 bidder;

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

3) that, to the best of my knowledge and belief, the contents of this proposal have not been
   communicated by the bidder or by any of his employees or agents to any person who is not an
   employee or agent of the bidder, and will not be communicated to any person who is not an
   employee or agent of the bidder prior to the official opening of the proposal, 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: _________________________________
(Bidder or authorized representative)

Subscribed and sworn to before me

This__________ day of _____________, 20__

____________________________________
Notary Public

My commission expires ____________, 20__
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.
Legal Description

April 1, 2019
2018-0020-6800

DESCRIPTION FOR CONVEYANCE

Parcel 3  C.S. 6800 (XXX) 000

All of Tract A described below:

Tract A.  That part of the Northwest Quarter of the Northwest Quarter of Section 21,
Township 162 North, Range 40 West, Roseau County, Minnesota,
described as follows: Beginning at the southwest corner of said Northwest
Quarter of the Northwest Quarter of Section 21; thence North on and
along the west side of said section a distance of 305 feet, more or less, to
the southerly side of the railroad right of way; thence East on and along
the south side of said railroad right of way a distance of 285 feet; thence
South a distance of 305 feet, more or less, to the south boundary of said
Northwest Quarter of the Northwest Quarter of Section 21; thence West a
distance of 285 feet to the beginning; excepting therefrom the westerly 33
feet thereof; also excepting therefrom the northerly 50 feet thereof;

containing 64,255 square feet, more or less.

For all MnDOT properties currently for sale by bid or over the counter please visit our website at http://www.dot.state.mn.us/row/propsales.html