Sale 139497:
1750 Hwy 16, La Crescent, Houston County, MN
Containing approximately 9.00 acres

PLEASE NOTE: NO ACCESS SHALL BE PERMITTED TO TRUNK HIGHWAY 16 OR TRUNK HIGHWAY 26 FROM THIS PROPERTY.

Minimum Bid Accepted: $67,900.00

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 irregularly shaped property sloping steeply to the highway and measures approximately 9.00 acres in size. It is located in northwest quadrant of the intersection of Highway 26 and Highway 16 just south of La Crescent.

Improvements to site: There is a partially constructed 2,692 sf home on the property along with an active well.

Zoning: Please contact city and county officials for this information.
Directions to Property for Inspections: Travel south out of La Crescent on Trunk Highway 16. The property is at the Northwest Quadrant of the intersection of Trunk Highway 16 and Trunk Highway 26.

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: There is an active well on the property. Well disclosure documents will be included in the final sale documents.

Access: No access shall be permitted to Trunk Highway 16 OR Trunk Highway 26 from this property. Current field drive will be bulldozed and turned into a ditch at the time of sale.

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
Site Photos (Continued)

View of the Highway from the subject

View of the Subject from the Highway (subject is on the right)
Site Photos (Continued)

Interior of the partially constructed building
Site Photos (Continued)

Interior of the partially constructed building.
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 $67,900.00. 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 again said real estate. State will pay deed tax only.

The seller knows of one active well 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 sale 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  
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

January 28, 2020
2016-0014-2801

DESCRIPTION FOR CONVEYANCE

Parcel 413 C.S. 2801 (16=9-28)

That part of Tract A described below:

Tract A. That part of the West Half of the Southeast Quarter of Section 22, Township 104 North, Range 4 West, shown as Parcel 413 on Minnesota Department of Transportation Right of Way Plat Numbered 28-23 as the same is on file and of record in the office of the County Recorder in and for Houston County, Minnesota;

which lies westerly of Line 1 described below:

Line 1. Commencing at Right of Way Boundary Corner B8 as shown on said Plat No. 28-23; thence northerly on an azimuth of 357 degrees 09 minutes 09 seconds along the boundary of said plat for 100.00 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 40 degrees 25 minutes 53 seconds for 607.79 feet; thence on an azimuth of 19 degrees 18 minutes 39 seconds for 607.79 feet to the boundary of said plat No. 28-23 and there terminating;

containing 9.00 acres, more or less;

Subject to the following restriction:

No access shall be permitted to Trunk Highway No. 16 or to Trunk Highway No. 26 from the lands herein conveyed.

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