Sale 139501:
Stillwater Ave and Hazelwood St, St. Paul, Ramsey County, MN
Containing approximately 120,286 square feet

Minimum Bid Accepted: $135,000.00

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 for some answers to frequently asked questions.

Site Description: This property is 2.76 acres of vacant rolling land covered in brush and trees.

Improvements to site: None

Zoning: Please contact city and county officials for this information
Directions to Property for Inspections: Take I-94 to exit 243 for Mounds Boulevard and travel north to E 7th St. Travel East on E 7th St. to Hazelwood St. Go north on Hazelwood St. to York Ave. Travel west on York Ave. Your destination is on the 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 the property.

Access: Access is granted through York Ave.

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: 651-366-3462

Email: LandSales.MN.DOT@state.mn.us

Site Photo
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 $135,000.00. 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 July 21, 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 the 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 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 25, 2019
2015-0075-6229

**DESCRIPTION FOR CONVEYANCE**

Parcels 5A, 5B and 204 C.S. 6229 (5=109) 901

All of Tracts A, B, C and D described below:

**Tract A.** The north ¼ of Lot 16, Block 2, Cruickshank’s Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, except part lying north of the south line of the alley; and the north ¼ of Lot 17, Block 2, said Cruickshank’s Garden Lots, except the west 60 feet of the north 200 feet thereof, and also except part north of extended north line of the alley; and also except that part of the north ¼ of said Lots 16 and 17 that lies with a 60 foot strip of land, the center line of which is described as follows: Beginning at the intersection of the center line of Stillwater Avenue and the west line of Schoch’s Rearrangement; thence to a point on the center line of Birmingham Street which is the point of intersection of the center line Stillwater Avenue, as platted in Tracy’s Outlots produced and the center line of Birmingham Street; the title thereto being registered as evidenced by Certificate of Title No. 201755;

**Tract B.** That part of Lot 15, Block 2, Cruickshank’s Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, lying south of a westerly extension of the center line of the alley in Block 1, Schoch’s Rearrangement, except the south 148½ feet thereof;

**Tract C.** That part of Lot 15, Block 2, Cruickshank’s Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, lying north of the westerly extension of the center line of the alley in Block 1, Schoch’s Rearrangement.

**Tract D.** That part of the north half of Lot 16, Block 2, Cruickshank’s Garden Lots, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, which lies north of the extended north line of the alley, except the east 50 feet thereof; and that part of the north ¼ of Lot 17, Block 2, Cruickshank’s Garden Lots, according to the plat thereof on file and of record in the office of the
Legal Description (Cont’d)

County Recorder in and for Ramsey County, Minnesota, which lies north of the extended north line of the alley, except the west 60 feet thereof; the title thereto being registered as evidenced by Certificate of Title No. 187970;

containing 120,286 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