Sale 139502:
So. Split Rock River & TH 61, Two Harbors, Lake County, MN
Containing approximately 8.60 acres

PLEASE NOTE: MnDOT Environmental Stewardship reviewed the Conveyance Parcel and indicated there is a potential for a state listed threatened plant species present at the Conveyance Parcel. Responsibility for the threatened plants (if any present) will be on the part of the new property owners.

Minimum Bid Accepted: $77,400.00

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 for some answers to frequently asked questions.

Site Description: The property is approximately 8.60 acres of vacant, steep, challenging terrain with rocky outcrops, a level area in the center and gradual slope on south end of the parcel which could support a driveway. Approval of any driveways will need to follow the District 1 permit process.

Improvements to site: None
Zoning: Please contact city and county officials for this information

Directions to Property for Inspections: The property is located approximately six miles north on TH61 from Castle Danger. There is a parking lot just north of the property on the same side of the highway.

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 allowed to TH61.

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

Looking north at the subject Property
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 $77,400.00. Sealed bids must be received in Central Office – Rebecca Swenson, 395 John Ireland Blvd., St Paul, MN 55155-1800, not later than 01:45 PM, on July 28, 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 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

December 17, 2019
2019-0036-3806

DESCRIPTION FOR CONVEYANCE

Parcel 202 REV. C.S. 3806 (61=1-29)

All of Tract A described below:

Tract A. That part of Government Lot 1, Section 12, Township 54 North, Range 9 West, Lake County, Minnesota, described as follows: Beginning at Right of Way Boundary Corner B3 as shown on Minnesota Department of Transportation Right of way Plat No. 38-45 as the same is on file and of record in the office of the County Recorder in and for said County; thence southeasterly on an azimuth of 132 degrees 33 minutes 12 seconds along the boundary of said plat for 130.17 feet to Right of Way Boundary Corner B2; thence on an azimuth of 29 degrees 25 minutes 50 seconds for 1310.43 feet to a point on the south line of the Northeast Quarter of the Northeast Quarter of said Section 12; thence on an azimuth of 273 degrees 48 minutes 02 seconds along the south line of said Northeast Quarter of the Northeast Quarter for 360.00 feet to Right of Way Boundary Corner B6 as shown on said Plat No. 38-45; thence on an azimuth of 211 degrees 17 minutes 43 seconds along the boundary of said plat for 755.32 feet to Right of Way Boundary Corner B5; thence on an azimuth of 179 degrees 35 minutes 16 seconds along the boundary of said plat for 430.32 feet to Right of Way Boundary Corner B4; thence on an azimuth of 93 degrees 48 minutes 00 seconds along the boundary of said plat for 23.74 feet to Right of Way Boundary Corner B3 and the point of beginning;

containing 8.60 acres, 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