

**DEPARTMENT OF TRANSPORTATION
VACANT LAND FOR IMMEDIATE PURCHASE**

0.90 acres



LOCATED on the south side to TH169 between Sharon Parkway and Tyrone Drive, Shakopee, Scott County, MN

Sale Number 139461

Conveyance 2015-0105

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

Parcel: 66

AVAILABLE FOR PURCHASE AT THE FOLLOWING LOCATIONS:

Transportation Building
Property Conveyance Unit
395 John Ireland Blvd.
St Paul, MN 55155

For further information contact

LandSales.Mn.DOT@state.mn.us

Or 612-322-0387

Web Site: <http://www.dot.state.mn.us/row/propsales.html>

State of Minnesota
Department of Transportation

SALE No. 139461
County of Scott
Location of Property: See Attached Sheets

Conveyance 2015-0105
C.S.: 7005 (169=5) 901 Parcel: 66

FORM FOR PURCHASE OF LAND

See attached sheets for the legal description and mapping of the land being advertised for sale.

The Price that MnDOT will accept is \$46,000.00.

All purchasers 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 record deed upon full payment. State will pay recording fees and 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 purchases and to waive informalities therein.

After approval by the Minnesota Department of Transportation, conveyance will be made by quit claim deed upon full payment of the listed price within Ten (10) business days.

ENCLOSED HERewith IS PAYMENT IN FULL IN THE FORM OF (CERTIFIED CHECK, CASHIER'S CHECK, OR MONEY ORDER) _____ PAYABLE TO "COMMISSIONER OF TRANSPORTATION" IN (Personal checks or cash will not be accepted and will cause the bid to be rejected.)

Amount of Purchase\$ _____

Printed Name and Signature of Purchaser

Date

Address of Purchaser

E-Mail of Purchaser

Phone (Business, Home, Cell)

NON-COLLUSION AFFIDAVIT

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

Sale Number 139461
Conveyance 2015-0105

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 purchaser;

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

(3) that, to the best of my knowledge and belief, the contents of this package have not been communicated by the purchaser or by any of his employees or agents to any person who is not an employee or agent of the purchaser, and will not be communicated to any person who is not an employee or agent of the purchaser, 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: _____
(Purchaser or authorized representative)

Subscribed and sworn to before me

This _____ day of _____, 20__

Notary Public

My commission expires _____, 20__

GRANTEE FORM

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

Sale Number 139461

I request that _____ Joint Tenants or Tenants in Common (circle one),
be named as Grantee(s) on the Quit Claim Deed for the State of Minnesota, Department of
Transportation.

Signature

Please name the County in which the Grantee resides: _____

If more than one (1) Grantee is to be named in the Quit Claim Deed, please indicate if the
Grantees are taking title as husband and wife.

Please return the Form for Purchase of Land, Non-collusion Affidavit, and Grantee form with
payment in full to:

Minnesota Department of Transportation
Office of Land Management – MS 632
Shared Services Center – Property Conveyance Unit
395 John Ireland Blvd.
St Paul, MN 55155-1800

Site Photos

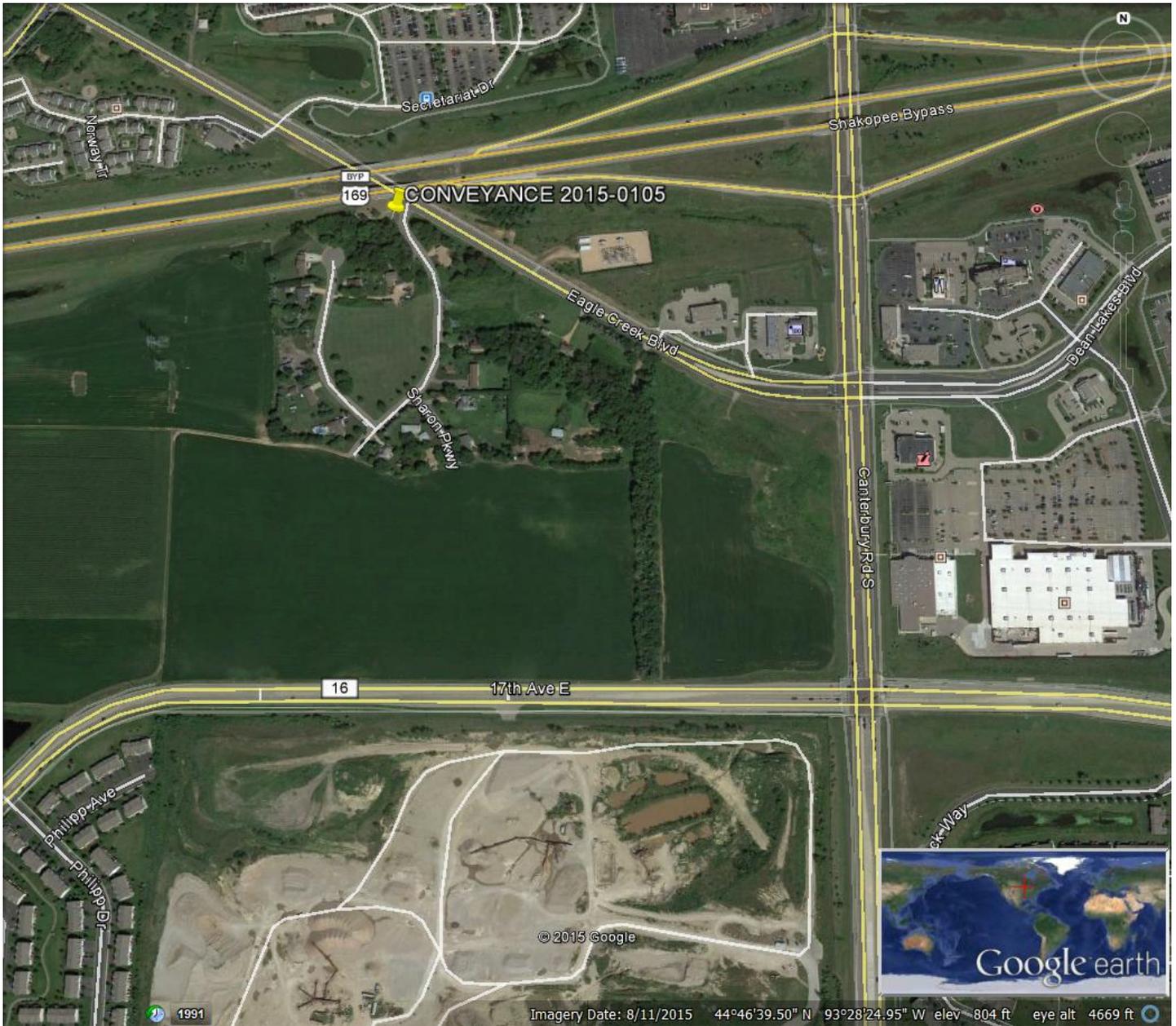


Site Sketch



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

September 25, 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 to anyone looking to build within this lovely neighborhood.

All interested bidders are encouraged to contact city and county officials for planning, zoning or development limitations.