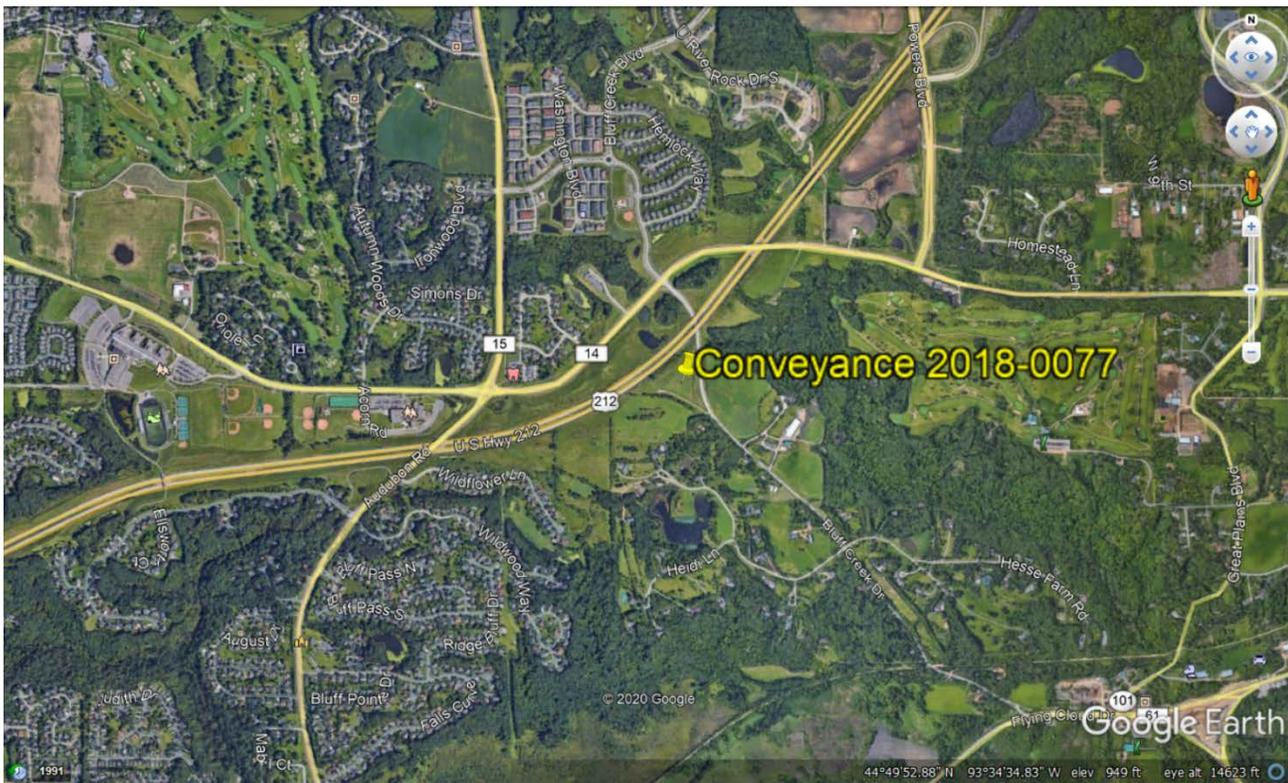


Sale 139510:  
SW Quad TH212 & Bluff Creek Dr., Chaska, Carver County, MN  
Containing approximately 4.67 acres

Minimum Bid Accepted: \$252,500.00

**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 site contains 4.67 acres of vacant, gently rolling land located in the SW Quadrant of the intersection of TH212 and Bluff Creek Drive, in Chaska, Carver County.

**Improvements to site:** None

**Zoning:** Please contact city and county officials for this information

**Directions to Property for Inspections:** This property is easily accessed from TH212 to the Powers Blvd exit. Turn left onto Powers Blvd, then turn right onto Pioneer Trail. Turn left onto Bluff Creek Blvd. The property is on your left just after you cross under TH212.

**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 to the property from Bluff Creek Drive will need to be obtained from the City of Chaska or Carver County.*

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

**Advertising Devices:** The Winning Bidder, hereby covenants and agrees that no billboard, placard or advertising device of any nature will ever be placed on the premises hereby conveyed, except: (1) signs, displays and devices advertising the sale or lease of the premises and (2) signs, displays and devices advertising activities conducted on the premises.

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

Land Sale Phone Line: 612-322-0387

Email: [LandSales.MN.DOT@state.mn.us](mailto:LandSales.MN.DOT@state.mn.us)

## Site Photo





Sale # 139510  
Conveyance 2018-0077

TO BE SOLD BY SEALED BID  
December 15, 2020  
395 John Ireland Blvd.  
St Paul, MN 55155

**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 \$252,500.00.

Sealed bids must be received in *Central Office – Rebecca Swenson, Property Conveyance Unit MS632, 395 John Ireland Blvd., St Paul, MN 55155-1800, not later than 01:45PM, on December 15, 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            )  
  )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)*

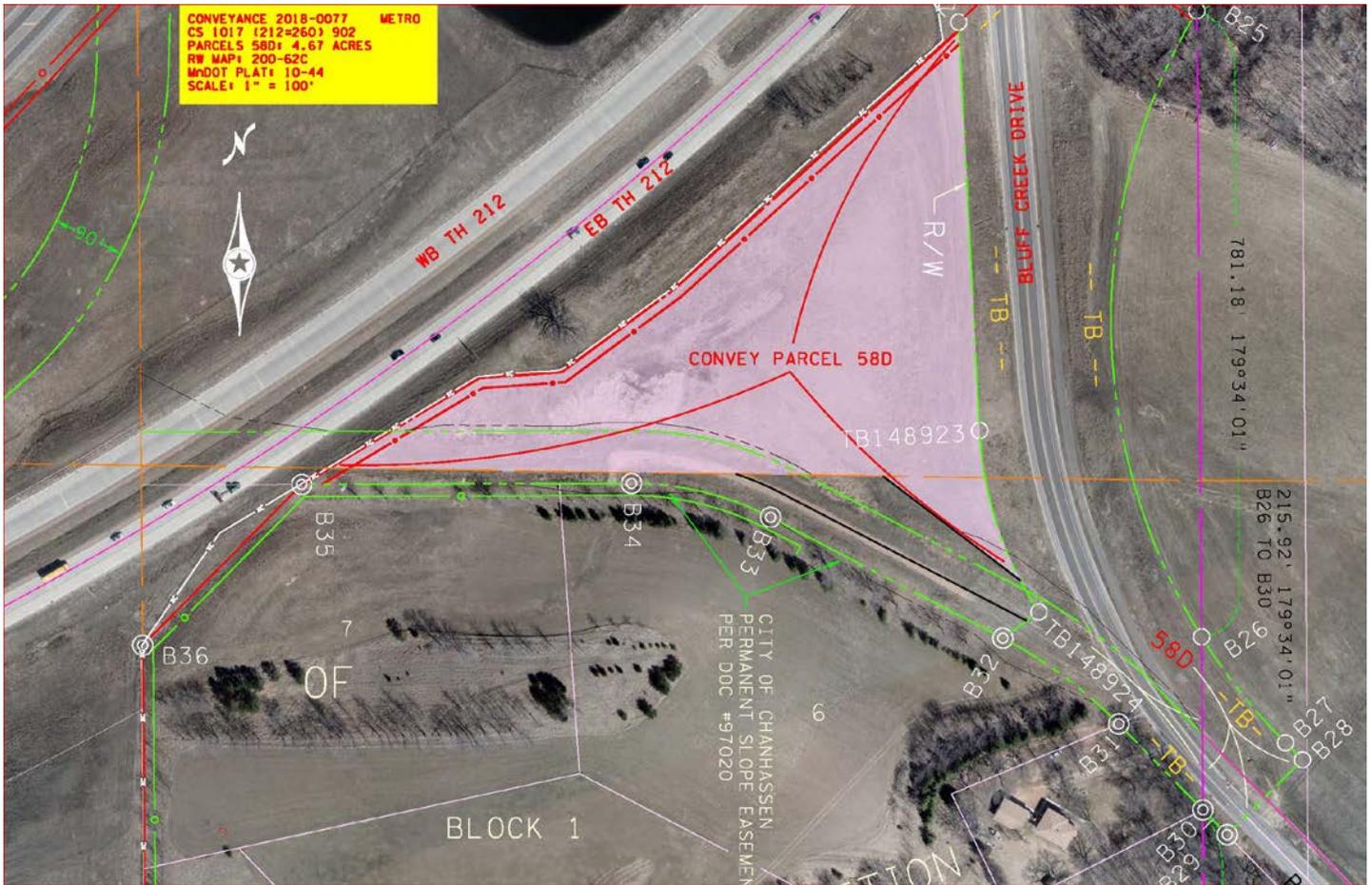
Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_, 20\_\_

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.

## Legal Description

October 1, 2020  
2018-0077

### DESCRIPTION FOR CONVEYANCE

Parcel 58D C.S. 1017 (212=260) 902

That part of Tract A described below:

Tract A. That part of the East Half of the Southeast Quarter of Section 27, Township 116 North, Range 23 West, shown as Parcel 58D on Minnesota Department of Transportation Right of Way Plat Numbered 10-21 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota;

which lies southeasterly of Line 1 described below and westerly of Line 2 described below:

Line 1. Commencing at Right of Way Boundary Corner B36 as shown on said Plat No.10-21; thence northeasterly on an azimuth of 44 degrees 40 minutes 39 seconds along the boundary of said plat for 282.05 feet to Right of Way Boundary Corner B35 and the point of beginning of Line 1 to be described; thence on an azimuth of 59 degrees 03 minutes 18 seconds for 258.49 feet; thence on an azimuth of 85 degrees 49 minutes 52 seconds for 102.75 feet; thence on an azimuth of 53 degrees 34 minutes 52 seconds for 175.25 feet; thence on an azimuth of 47 degrees 44 minutes 02 seconds for 479.26 feet and there terminating;

Line 2. Beginning at the point of termination of Line 1 described above; thence southerly on an azimuth of 177 degrees 04 minutes 00 seconds for 500.16 feet; thence deflect to the left on a tangential curve, having a radius of 455.54 feet, a delta angle of 30 degrees 18 minutes 52 seconds for 241.02 feet; thence on an azimuth of 234 degrees 01 minute 30 seconds for 55.55 feet to Right of Way Boundary Corner B32 as shown on said plat No.10-21 and there terminating;

containing 4.67 acres, more or less;

Subject to the following restriction:

No access shall be permitted to Trunk Highway No. 212 from the lands herein conveyed.