

DEPARTMENT OF TRANSPORTATION VACANT LAND FOR SALE 2.46 Acres



LOCATED West of Hazelwood St near Stillwater Ave and
York Ave., St. Paul, MN

Sale Number 139416
Conveyance 2015-0075
C.S.: 6229 (5=109) 901
Parcel: 4B, 5, And 5A

Bid Opening
To Be Determined

For further information contact
LandSales.MN.DOT@state.mn.us

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

Site Photos

SUBJECT PHOTOGRAPHS TAKEN 11-24-2015



Looking easterly from the northern portion of the subject toward the alley way between York Avenue and Stillwater Avenue



Looking westerly toward the subject from the northern portion of the subject



Looking west-northwesterly toward the western portion of subject from the center portion of the subject

Site Photos

SUBJECT PHOTOGRAPHS TAKEN 11-24-2015



Looking easterly toward Stillwater Avenue from the center portion of the subject



Looking northwesterly toward the subject from the west-central portion of the subject



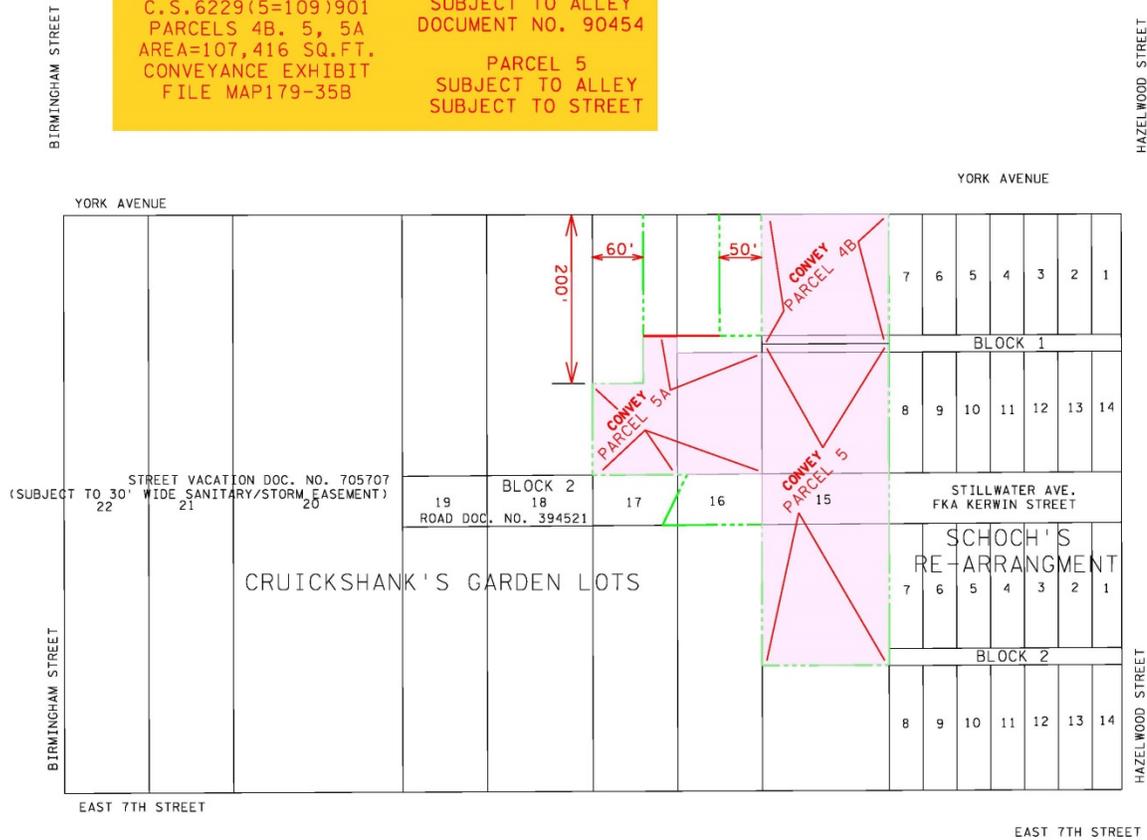
Looking north-northeasterly toward the subject from the west-central portion of the subject

Site Sketch

CONVEYANCE 2015-0075
 C.S. 6229(5=109)901
 PARCELS 4B, 5, 5A
 AREA=107,416 SQ.FT.
 CONVEYANCE EXHIBIT
 FILE MAP179-35B

PARCEL 4B
 SUBJECT TO ALLEY
 DOCUMENT NO. 90454

PARCEL 5
 SUBJECT TO ALLEY
 SUBJECT TO STREET



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

December 8, 2015
2015-0075-6229

DESCRIPTION FOR CONVEYANCE

Parcels 5A, 5, 4B C.S. 6229 (5=109) 901

All of Tracts A, B and C described below:

- Tract A. The north $\frac{1}{2}$ 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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 $148\frac{1}{2}$ 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.

ADDITIONAL COMMENTS

This subject property is 2.47 acres of rolling and wooded land waiting for a single family or multiple family residential developments! This property was acquired several years ago for a future roadway expansion and MnDOT has determined that it no longer needs the property. There is access to the property by frontage on York Avenue to the north, and Stillwater Avenue becomes a cul-de-sac which dead ends just to the east.