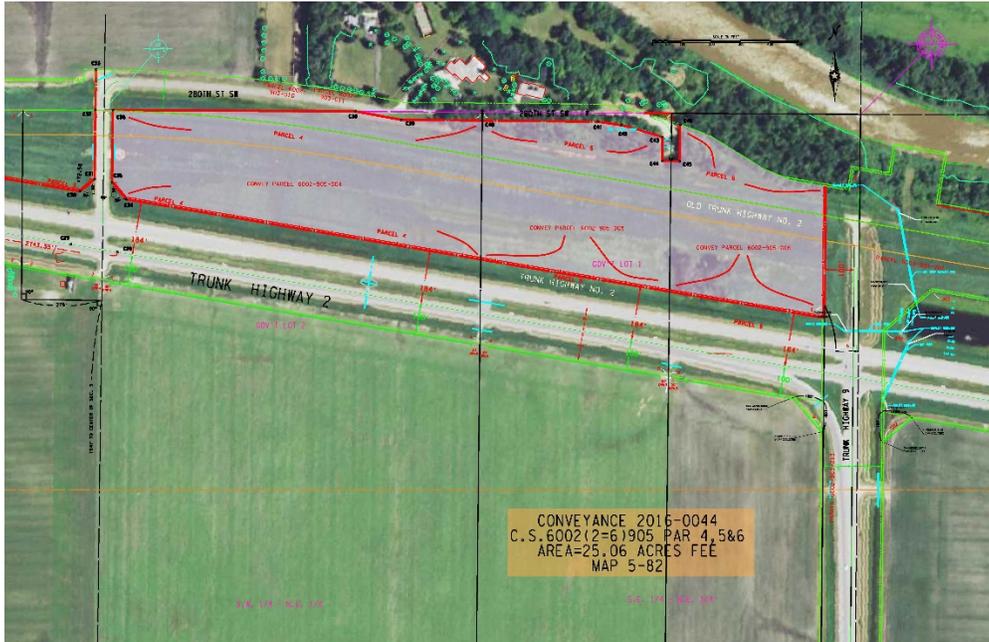


DEPARTMENT OF TRANSPORTATION VACANT LAND FOR SALE

25.06 ACRES



LOCATED NE QuadTH2 AND 280TH STREET SW, Crookston, Polk County,
MN

Sale Number 139459

Conveyance 2016-0044

C.S.: 6002 (2=6) 905

Parcel: 4, 5, 6

AVAILABLE FOR IMMEDIATE PURCHASE AT THE FOLLOWING
LOCATION:

Transportation Building
Office of Land Management – Property Conveyance Unit
395 John Ireland Blvd.
St. Paul, MN 55155-1800

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>

C.S.: 6002 (2=6) 905 Parcel: 4, 5, 6

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 \$82,500.00.

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 pay 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. Seller will provide buyer with the recorded deed within ten (10) business days of the return of the deed from the County.

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

Amount of Purchase \$ _____

Printed Name and Signature of Purchaser _____ Date _____

Address of Purchaser _____ E-Mail of Purchaser _____ Phone (Business & Home) _____

Please include the following forms along with payment in full when mailing or dropping off at the location on the previous page:

- (1) Form for Purchase (this form)**
- (2) Non-collusion affidavit, signed and notarized**
- (3) Grantee Form**

Grantee Form

C.S. 6002 (2=6) 905

County of Polk

Parcels 4, 5, 6

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.

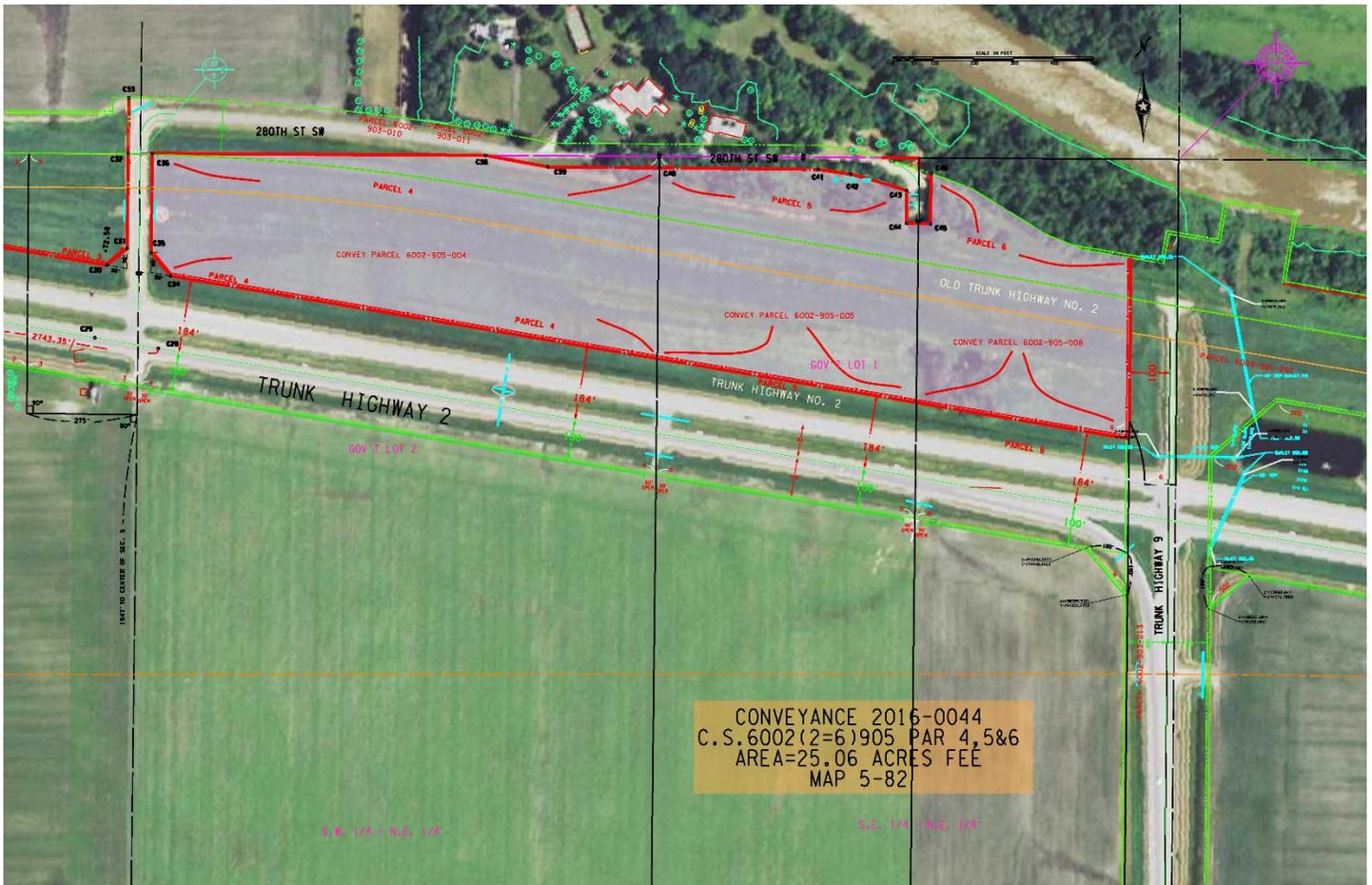
Please return this form along with the Form for Purchase of Land.

Site Photos



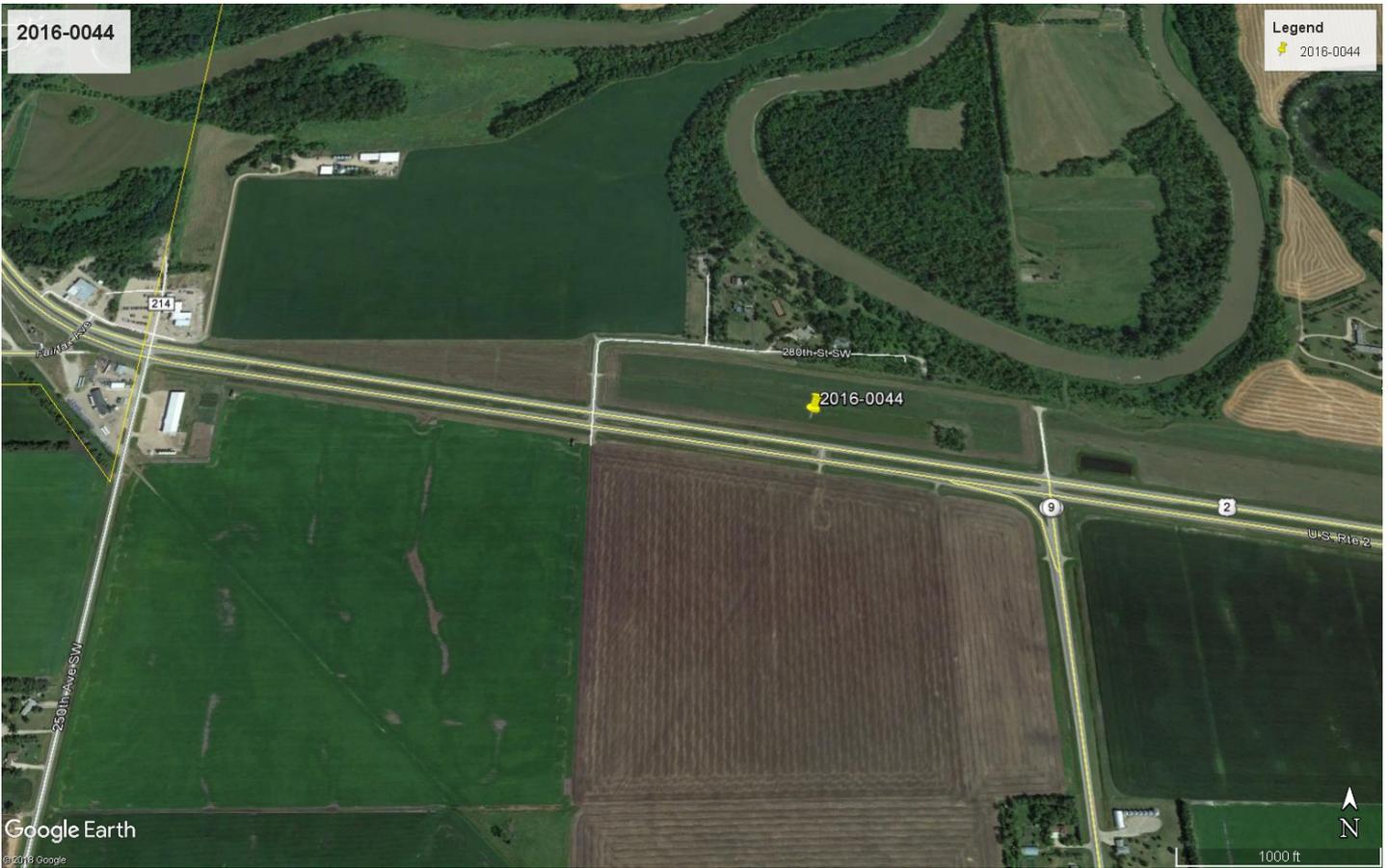
View looking easterly from frontage road (280th St SW)
~Subject on right~

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

2016-0044-6002

DESCRIPTION FOR CONVEYANCE

Parcels 4, 5 and 6 C.S. 6002 (2=6) 905

That part of Tracts A, B and C described below:

- Tract A. Government Lot 2 of Section 5, Township 149 North, Range 46 West, Polk County, Minnesota;
- Tract B. The West Half of the East Half of the Northeast Quarter of Section 5, Township 149 North, Range 46 West, Polk County, Minnesota;
- Tract C. The East Half of the East Half of the Northeast Quarter of Section 5, Township 149 North, Range 46 West, Polk County, Minnesota, lying southerly of the northerly right of way line of Trunk Highway No. 2 as now located and established;

which lies northerly of a line run parallel with and distant 184 feet northerly of Line 1 described below, easterly and southerly of Line 2 described below and westerly of a line run parallel with and distant 100 feet westerly of Line 3 described below:

- Line 1. Commencing at the northwest corner of said Section 5; thence southerly on an azimuth of 180 degrees 36 minutes 08 seconds along the west line thereof for 44.53 feet; thence on an azimuth of 99 degrees 37 minutes 59 seconds for 2743.35 feet to the point of beginning of Line 1 to be described; thence continue on the last described course for 3000 feet and there terminating;
- Line 2. Commencing at the point of beginning of Line 1 described above; thence northerly on an azimuth of 09 degrees 37 minutes 59 seconds for 184.00 feet to the point of beginning of Line 2 to be described; thence on an azimuth of 320 degrees 10 minutes 01 second for 76.00 feet to a point hereinafter referred to as Point "A"; thence on an azimuth of 00 degrees 42 minutes 03 seconds for 246.84 feet; thence on an azimuth of 90 degrees 20 minutes 12 seconds for 830.84 feet; thence on an azimuth of 100 degrees 23 minutes 33 seconds for 159.67 feet; thence on an azimuth of 90 degrees 31 minutes 38 seconds for 673.14 feet; thence on an azimuth of 98 degrees 24 minutes 32 seconds for 83.57 feet; thence on an azimuth of 106 degrees 22 minutes 55 seconds for 144.45 feet; thence on an azimuth of 180 degrees 40 minutes 55 seconds for 81.77 feet; thence

Legal Description (cont'd)

on an azimuth of 90 degrees 40 minutes 55 seconds for 60.00 feet; thence on an azimuth of 00 degrees 40 minutes 55 seconds for 125.34 feet to the northerly line of Tract C hereinbefore described and there terminating;

Line 3. Beginning at a point on the south line of said Section 5, distant 10 feet west of the southeast corner thereof; thence northerly at an angle of 90 degrees 00 minutes from said south section line (measured from west to north) for 2675.6 feet; thence deflect to the right at an angle of 00 degrees 09 minutes for 3000 feet and there terminating;

containing 25.06 acres, more or less;

Subject to the following restriction:

No access shall be permitted to Trunk Highway No. 2 from the lands herein conveyed, except that access shall be permitted along the following described line: Beginning at Point "A" as set forth in Line 2 described above; thence northerly and easterly along said Line 2 to its point of termination and there terminating.

ADDITIONAL COMMENTS

This parcel is approximately 25 acres of open and level land. It is surrounded by neighboring agricultural land.

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

No access shall be permitted to TH2 from the lands herein conveyed.