

Sale # 139511:

8147 STATE HIGHWAY 55, Kimball, Stearns County, MN

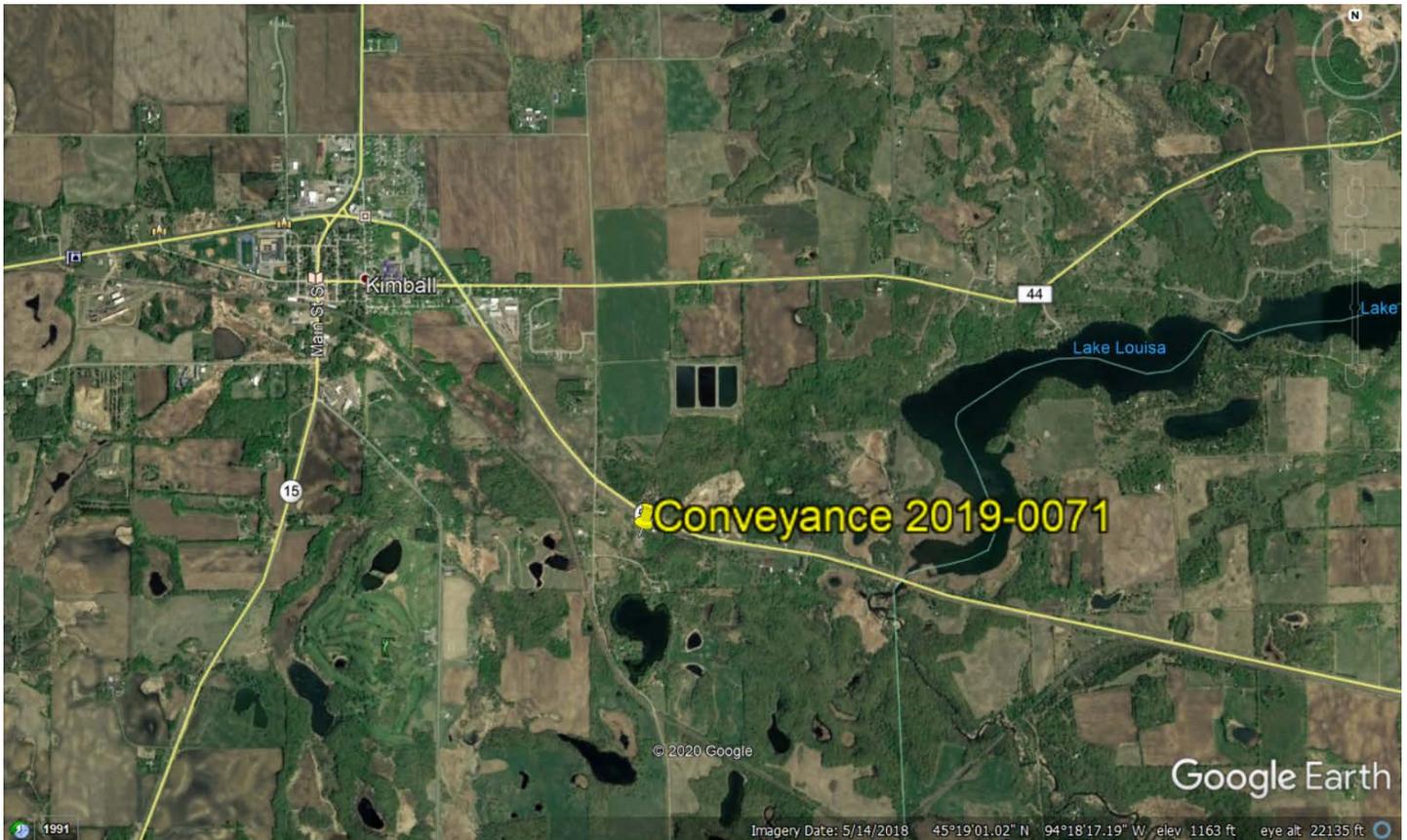
Containing approximately 11.07 acres

PLEASE NOTE: A shed located on this parcel of land is also included in the sale.

Minimum Bid Accepted: \$132,000.00

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: This site is 11.07 acres of rolling land located on TH55 in the city of Kimball, Stearns County.

Improvements to site: A metal shed is located on the property and included in this sale.

Zoning: Please contact city and county officials for this information

Directions to Property for Inspections: This site is on Highway 55 approximately 1 mile southeast of Hazel Avenue East in the City of Kimball.



Sale # 139511
Conveyance 2019-0071

TO BE SOLD BY SEALED BID
January 12, 2021
395 John Ireland Blvd.
St Paul, MN 55155

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 is from TH55.*

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

Site Photo





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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 \$132,000.00.

Sealed bids must be received in *Central Office – Property Conveyance Unit MS632, 395 John Ireland Blvd., St Paul, MN 55155-1800, not later than 01:45 PM, on January 12, 2021, 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 bid 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

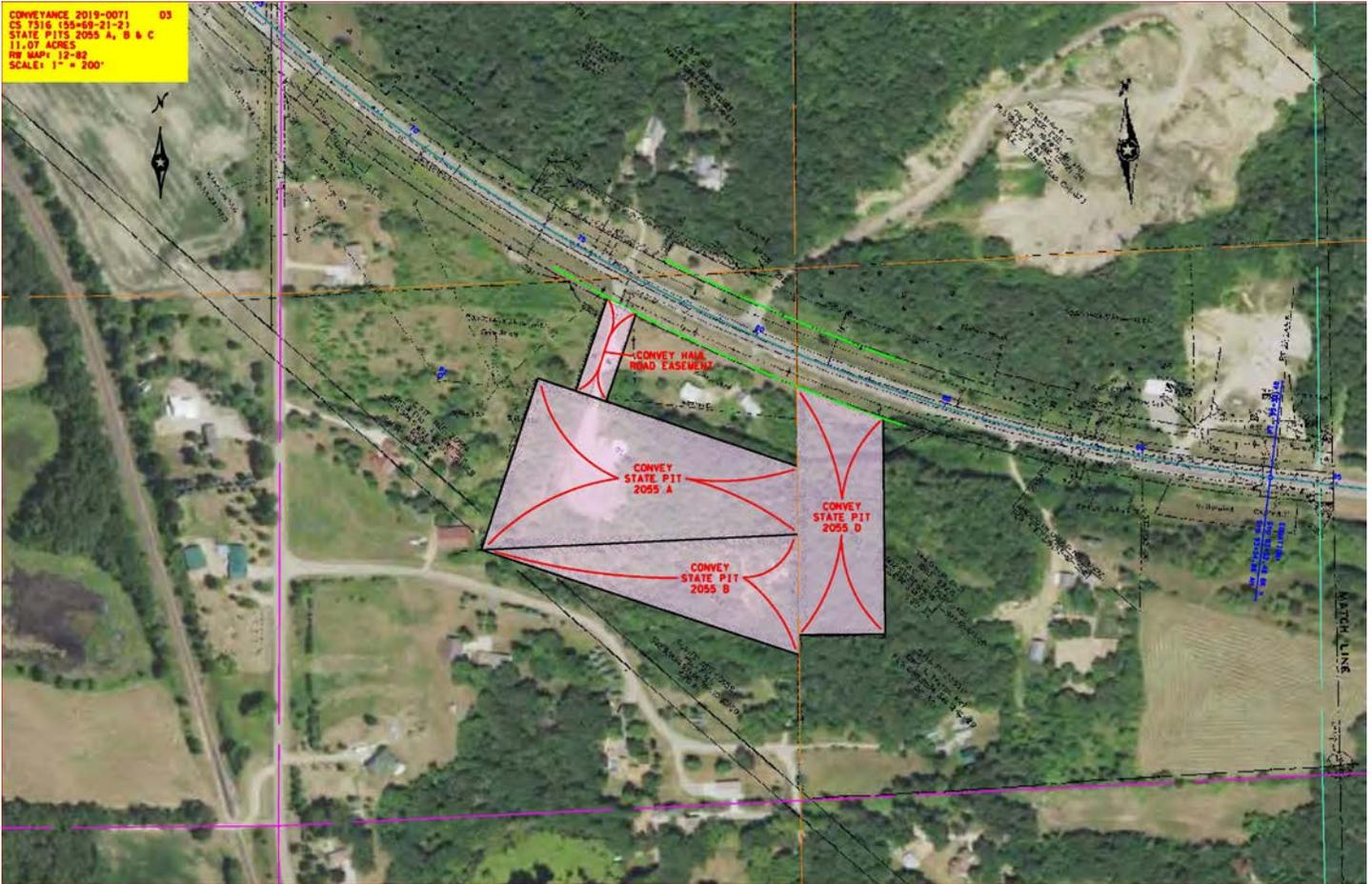
My commission expires _____, 20__

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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

May 6, 2020
2019-0071-7373

DESCRIPTION FOR CONVEYANCE

State Pits No. 2055A, 2055B and 2055D C.S. 7373 (XXX) 000

All of Tracts A, B and C described below:

Tract A. That part of the North Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 121 North, Range 29 West, Stearns County, Minnesota, lying within the following described tract: Beginning at the southeast corner of the above described tract; thence run South along the east line of the Southwest Quarter of the Southwest Quarter of said Section 12, for 300 feet; thence run northwesterly to a point on the south line of said North Half of the Southwest Quarter of the Southwest Quarter, distant 790 feet west of the southeast corner thereof; thence deflect to the right 90 degrees 00 minutes for 450 feet; thence run southeasterly to a point on the east line of said tract distant 170 feet north of the point of beginning; thence run South to the point of beginning;

together with a strip of land 80 feet in width, to be used for haul road purposes only, the center line of said strip being described as follows: From the most northerly corner of the above described pit, run southeasterly along the northeasterly boundary thereof, for 140 feet to the point of beginning; thence deflect to the left 90 degrees 00 minutes and run northeasterly to the southwesterly right of way line of Trunk Highway No. 55;

Tract B. That part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 121 North, Range 29 West, Stearns County, Minnesota, described as follows: Beginning at the northeast corner of said tract; thence run South along the east line thereof for 300 feet; thence run northwesterly to a point on the north line of said tract, distant 790 feet west of said northeast corner; thence run East 790 feet to the point of beginning;

Tract C. The westerly 215 feet of the Southeast Quarter of the Southwest Quarter of Section 12, Township 121 North, Range 29 West, Stearns County, Minnesota, lying southerly of Trunk Highway marked No. 55, being Route No. 69, as the same is now located and established; excepting therefrom the south 25 rods of the Southeast Quarter of the Southwest Quarter of said Section 12;

containing 11.07 acres, more or less.