

Sale # 139560:  
NW quad of TH 55 & Westview Drive, Hastings, Dakota County, MN  
Containing approximately 17,962 square feet

Minimum Bid Accepted: \$200,000.00

**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](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 approximately 17,962 square feet of vacant, gently sloping land.

**Improvements to site:** None

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

**Directions to Property for Inspections:** This property is just over one mile west of the intersection of TH55 and TH61 in Hastings. Go north at the intersection of Westview Drive and TH55. The property is in the northwest quadrant of Westview Drive and the Frontage Road.

**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:** *MnDOT retains access control except for the southwesterly 60 feet as shown on the site sketch on page 5 of this package. Please contact city/county officials for further access information.*

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

**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)

**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 \$200,000.00.**

**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 1:45 PM, on October 25, 2022, 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)*

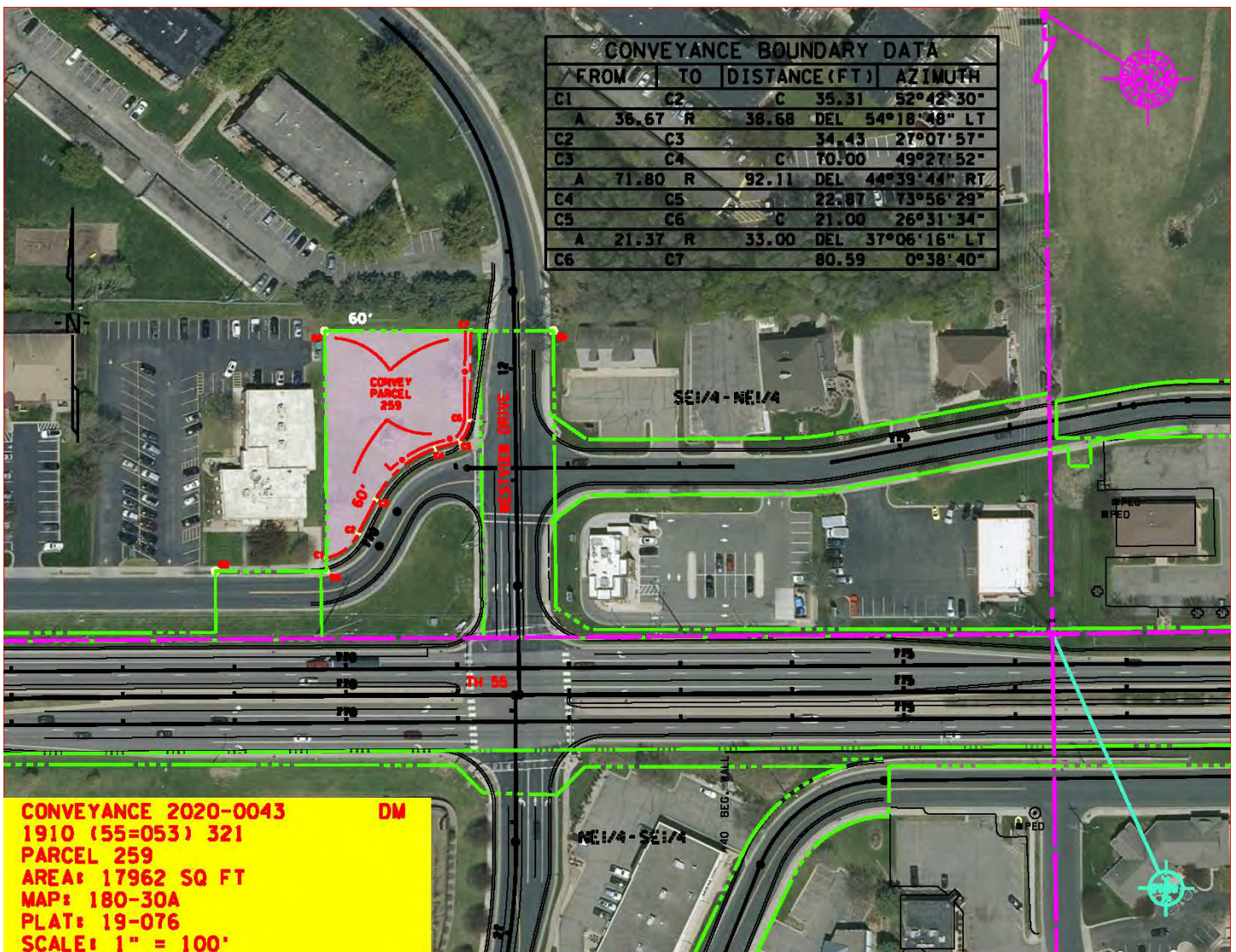
Subscribed and sworn to before me

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

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

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

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

July 21, 2022  
2020-0043-1910

### DESCRIPTION FOR CONVEYANCE Parcel 259 C.S. 1910 (55=53-21)

That part of Tract A described below:

Tract A. The west 145 feet of the east 655 feet of the south 280 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 115 North, Range 17 West, Dakota County, Minnesota;

which lies northwesterly and westerly of Line 1 described below:

Line 1. Commencing at Right of Way Boundary Corner B2 as shown on Minnesota Department of Transportation Right of Way Plat Numbered 19-76, as the same is on file and of record in the office of the County Recorder in and for Dakota County, Minnesota; thence easterly along the boundary of said plat for a distance of 99.96 feet to Right of Way Boundary Corner B3 as shown on said Plat No. 19-76; thence northerly along the boundary of said plat for a distance of 12.00 feet to the point of beginning of Line 1 to be described; thence northeasterly for 36.67 feet on a non-tangential curve, concave to the northwest, having a radius of 38.68 feet, a delta angle of 54 degrees 18 minutes 48 seconds and a chord azimuth of 52 degrees 42 minutes 30 seconds; thence on an azimuth of 27 degrees 07 minutes 57 seconds for a distance of 34.43 feet; thence northeasterly for 71.80 feet on a non-tangential curve, concave to the southeast, having a radius of 92.11 feet, a delta angle of 44 degrees 39 minutes 44 seconds and a chord azimuth of 49 degrees 27 minutes 52 seconds; thence on an azimuth of 73 degrees 56 minutes 29 seconds for a distance of 22.87 feet; thence northerly for 21.37 feet on a non-tangential curve, concave to the west, having a radius of 33.00 feet, a delta angle of 37 degrees 06 minutes 16 seconds and a chord azimuth of 26 degrees 31 minutes 34 seconds; thence on an azimuth of 00 degrees 38 minutes 40 seconds for a distance of 80.59 feet to the boundary of said plat and there terminating;

containing 17962 square feet, more or less;

Subject to the following restriction:



Sale # 139560  
Conveyance 2020-0043

TO BE SOLD BY SEALED BID  
October 25, 2022  
395 John Ireland Blvd.  
St Paul, MN 55155

### **Legal Description (cont'd)**

No access shall be permitted to Trunk Highway No. 55 from the lands herein conveyed, except at the southwesterly 60.00 feet thereof.

**For all MnDOT properties currently for sale by bid or over the counter please visit our website at <http://www.dot.state.mn.us/row/propsales.html>**