

## **Frequently Asked Questions**

### **Is this property buildable?**

We do not know. You will have to check with the City, Township or County about zoning, setbacks, building permit approvals and any other restrictions. We recommend a site visit to walk the property if accessible. If not call (612)322-0387 for an appointment.

### **Is there controlled access to this property?**

The buyer needs to review the legal description of the property being sold. Any access restrictions or limitations will be detailed within the legal description.

### **How much are property taxes?**

We do not know. The property is currently tax exempt. The county will assign a new Property Identification Number after the sale. The old taxes do not reflect the changes to the property. If you want more information about the previous taxes, you may call the County.

### **Does the Department of Transportation provide a Land Survey?**

No, we do not provide a Land Survey. You may contract a land surveyor, at your own expense.

### **Are there utility easements on this property?**

The property will be sold subject to existing utilities.

### **A well was found on the property after it was purchased and needs to be sealed; how do I proceed?**

If within six years of property purchase a well is found by the purchaser, they will be reimbursed the cost of sealing the well. A well sealing record and invoice detailing the sealing will need to be provided prior to reimbursement

### **Does the Department of Transportation provide Phase 1 or 2 environmental reports and soil condition surveys?**

The State will provide all environmental and soil information and/or studies we have but is not to be considered environmental and soil condition due diligence. An interested party may apply for a permit from the custodial district for drilling to conduct soil testing but is required to share any findings with the DOT.

### **If I am the purchaser, will I receive a Warranty Deed?**

No, the purchaser will receive a Quit Claim Deed.

**If I have a realtor assisting me, will he/she receive a commission?**

The Department of Transportation does not pay realtor fees or commissions.

**Does the Department of Transportation provide a purchase agreement so buyer can obtain financing?**

The Department of Transportation does not provide a purchase agreement of any kind.

**Does the Department of Transportation provide financing?**

The Department of Transportation does not provide financing nor does the Department help find financing.

**Does the Department of Transportation pay “points” for closing costs?**

No, the Department of Transportation does not pay “points” for Closing Costs.

**If I am the high bidder but the sale falls through, what happens to my 10% bid security?**

The high bidder will lose their 10% bid security.

**If I am not the high bidder, what happens to my 10% bid security?**

Your check will be returned within 10 days of the official bid opening.

**If I bid the same amount as someone else for the property, how is it decided who then becomes the high bidder?**

Each bid is marked with the date and time it is received in the office; the bid received in office first will become the high bidder.

**Can I bid lower than the Minimum Bid Amount?**

We cannot accept bids below the Minimum Bid Amount. If we do not sell the property, it will be moved to our Over the Counter Sales list and be available for immediate purchase at the minimum bid price.

**Does the check have to be certified?**

Your payment should be in the form of a Certified Check, Cashier’s Check or Money Order. Payment shall be made out to Commissioner of Transportation.

**Once I make the full payment, when will I receive the deed?**

Once payment is received in full, the deed will then be drafted, signed, notarized, sealed and recorded. You may expect to receive an executed deed and recording data within several weeks.

**Who records the deed?**

MnDOT records the deed. The purchaser will receive a recorded copy of the Quit Claim Deed.

**Does MnDOT provide a building inspection?**

If the City where the building resides requires us to have a building inspection we will contract one. The bidders would then have access to that building inspection report. We do not provide a building inspection at the request of a bidder. The building(s) are sold "AS IS". You may contract a building inspection, at your own expense.

**Does MnDOT provide a copy of any appraisals related to the property sale?**

After the completion of the sale, a request for the appraisal may be done through MnDOT's Data Practices Office ([datapactices.dot@state.mn.us](mailto:datapactices.dot@state.mn.us)).

**If the property is not sold and becomes available Over the Counter for Immediate Purchase, can I make a down payment and still have 45 days to pay in full?**

No, our Over the Counter sales need to be paid in full at the time of purchase.

**Do you provide any kind of interpretive services to those who have English as a second language?**

All of our bid openings have the ability to have on-demand interpretive services for over 200 languages. We also have translators available upon request.

*If you still have questions after reviewing this document, please feel free to contact Becky Swenson at 612-322-0387 or by email at [rebecca.swenson@state.mn.us](mailto:rebecca.swenson@state.mn.us).*