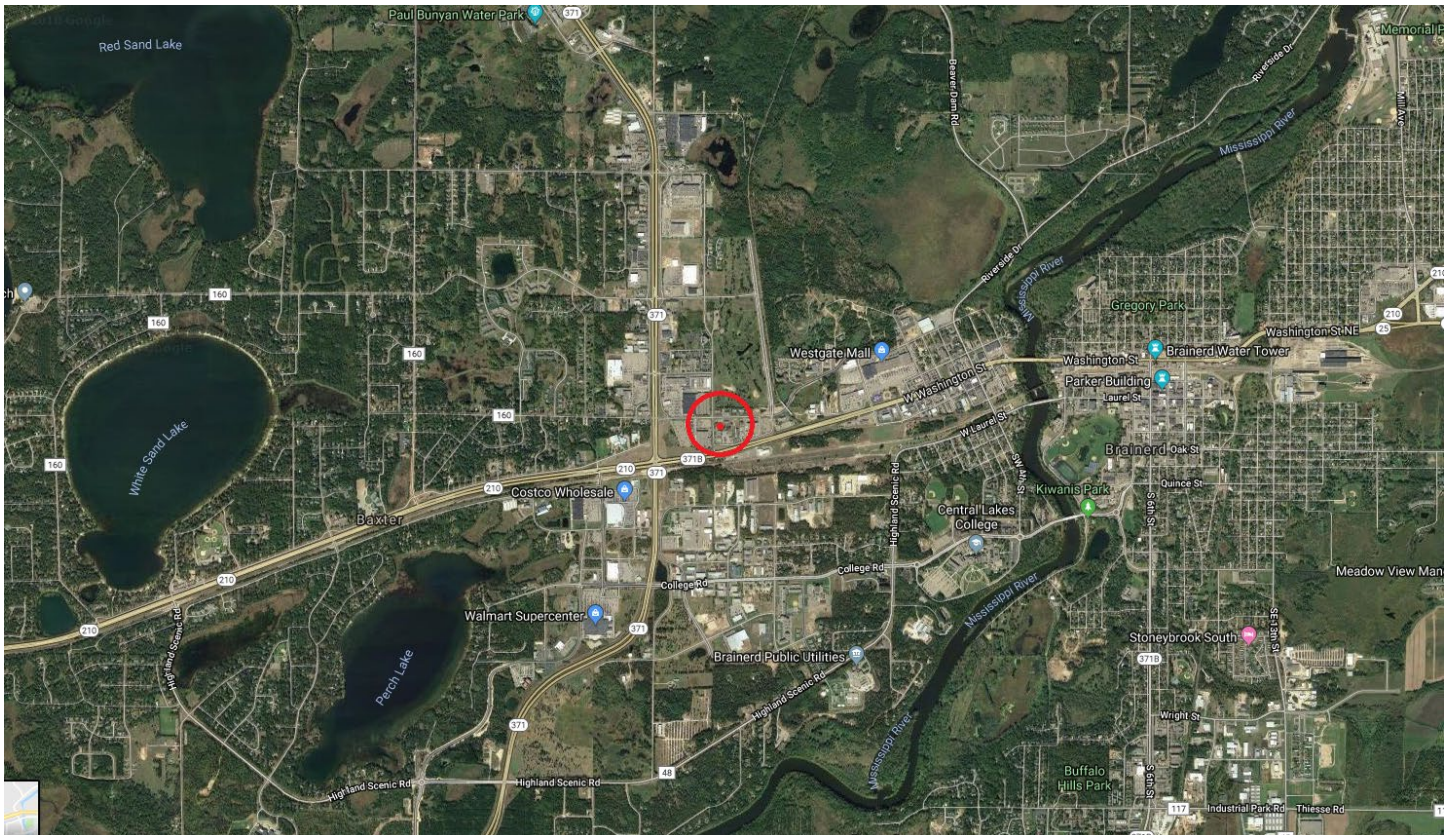


Sale # 139577:
Golf Course Drive (Radio Tower Site), Baxter, Crow Wing County, MN
Containing approximately 0.65 acres

Minimum Bid Accepted: \$85,600.00

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 property is approximately 0.65 acres of level land with a small building on the property.

Improvements to site: There is a small structure formally used as an emergency broadcasting station.

Zoning: Please contact city and county officials for this information

Directions to Property for Inspections: This property is located just north of TH210 on Golf Course Drive North in Baxter, MN.

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: *Talk to the city of Baxter concerning access to this property.*

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

Site Photo





Sale # 139577
 Conveyance 2012-0021

TO BE SOLD BY SEALED BID
 July 18, 2023
 395 John Ireland Blvd.
 St Paul, MN 55155

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 \$85,600.00.

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 July 18, 2023, 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)

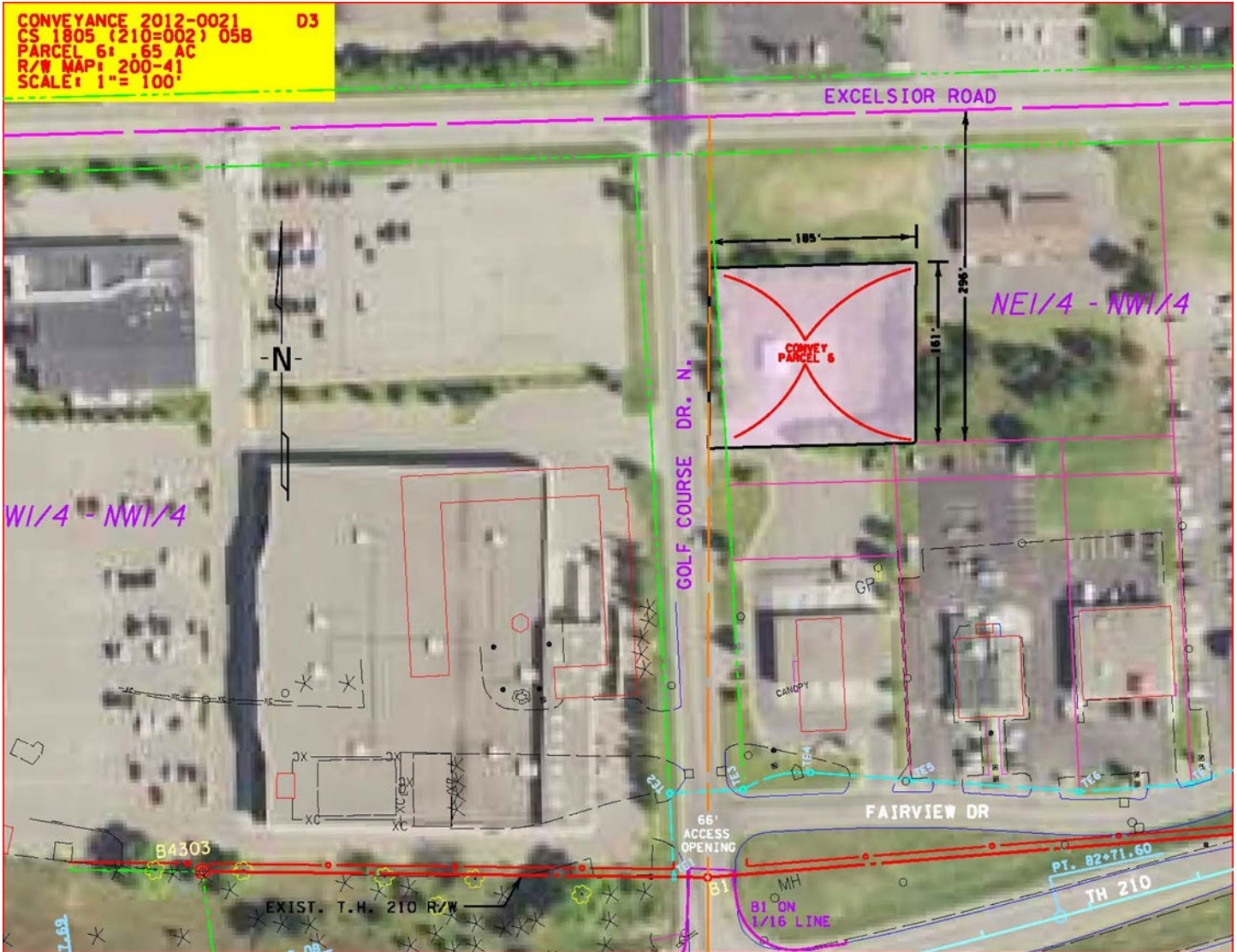
Subscribed and sworn to before me

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.



Sale # 139577
Conveyance 2012-0021

TO BE SOLD BY SEALED BID
July 18, 2023
395 John Ireland Blvd.
St Paul, MN 55155

Legal Description

February 26, 2019
2012-0021-1805

DESCRIPTION FOR CONVEYANCE

Parcel 6 C.S. 1805 (210=2-30-5B)

All of Tract A described below:

Tract A. The southerly 161 feet of the northerly 296 feet of the westerly 185 feet of the Northeast Quarter of the Northwest Quarter of Section 8, Township 133 North, Range 28 West, Crow Wing County, Minnesota, lying easterly of the easterly right of way line of Golf Course Drive North (as now located and established);

containing 0.65 acre, more or less.

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>