

Sale # 139576:

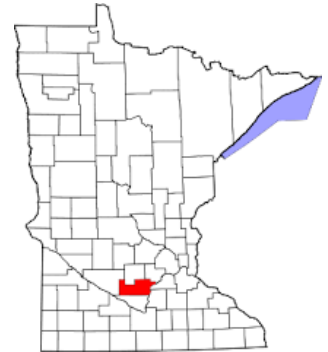
32388 308th Lane, Henderson, Sibley County, MN

Containing approximately 57.50 acres which is encumbered by a conservation easement.

Copies of the conservation easement are available upon request.

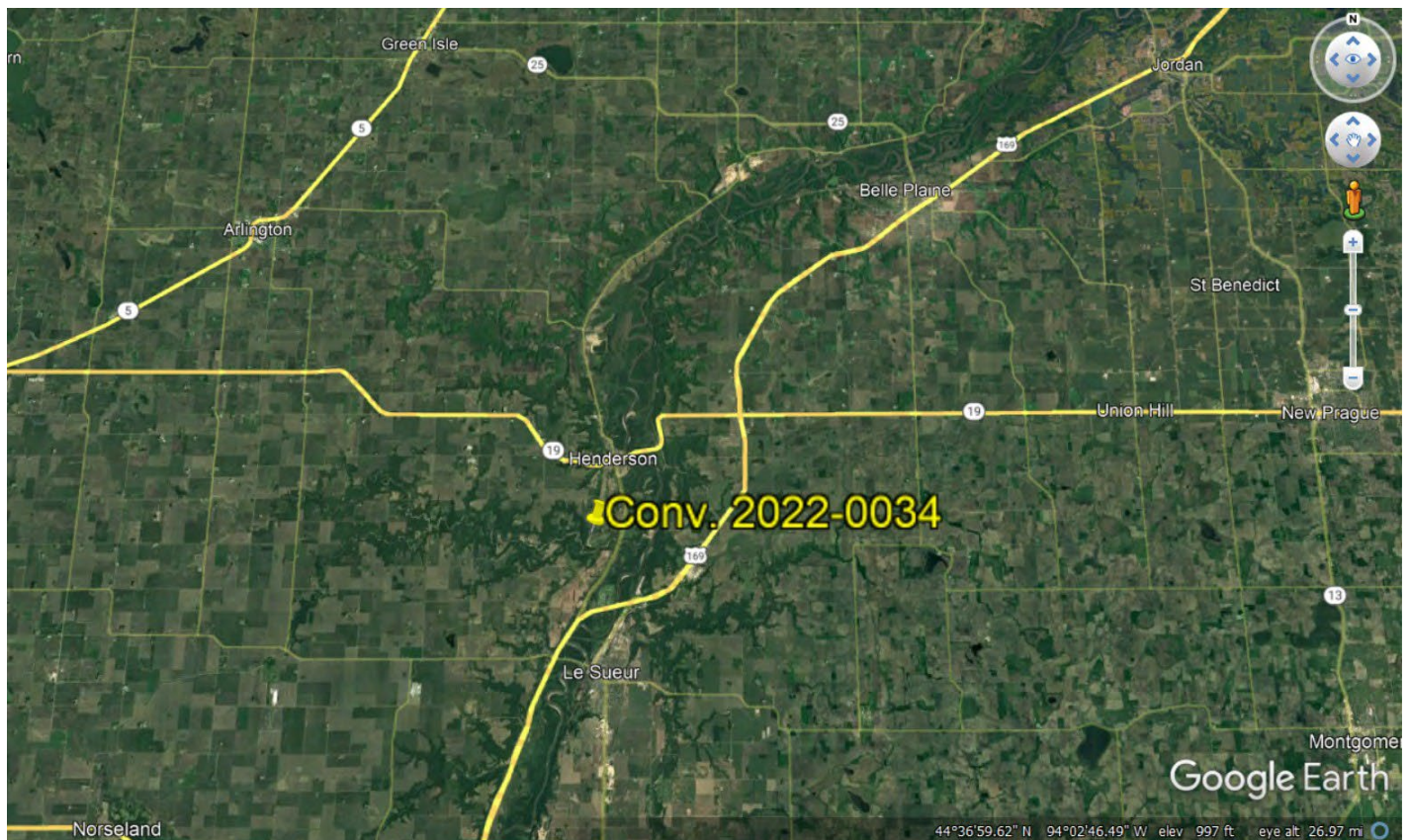
**PLEASE NOTE: After upcoming TH93 reconstruction, 308<sup>th</sup> Lane will be obliterated and this Property will be landlocked with no access to TH93.**

Minimum Bid Accepted: \$230,000.00



#### 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 57.5 acres of mostly level, gently rolling land containing a single family home with attached two-care oversized garage, a pole barn with heated workshop, and older barn, and several outbuildings.



Sale # 139576  
Conveyance 2022-0034

TO BE SOLD BY SEALED BID  
July 11, 2023  
395 John Ireland Blvd.  
St Paul, MN 55155

**Improvements to site:** Single family home with attached two-car garage, pole barn with heated workshop, older barn, hog barn, outhouse, parking shed, corn crib, and chicken coop

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

**Directions to Property for Inspections:** Take TH169 south to the TH19 exit. Turn right onto TH19 and travel for approximately 3.5 miles to TH93. Turn left onto TH93 and continue traveling for approximately 1 mile to 308<sup>th</sup> Lane. Take 308<sup>th</sup> Lane to the property.

**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:** There is a well on the property. A well disclosure statement will be provided to the high bidder along with the quit claim deed once final payment is made.

**Access:** *After reconstruction of TH93, 308<sup>th</sup> Lane will be obliterated, and the property will be landlocked.*

**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)





# DEPARTMENT OF TRANSPORTATION

Sale # 139576  
Conveyance 2022-0034

TO BE SOLD BY SEALED BID  
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395 John Ireland Blvd.  
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## Site Photos



**Site Photos (cont'd)**







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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 \$230,000.00.

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 July 11, 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 \$ \_\_\_\_\_

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Printed name and Signature of bidder \_\_\_\_\_ Date \_\_\_\_\_

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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)*

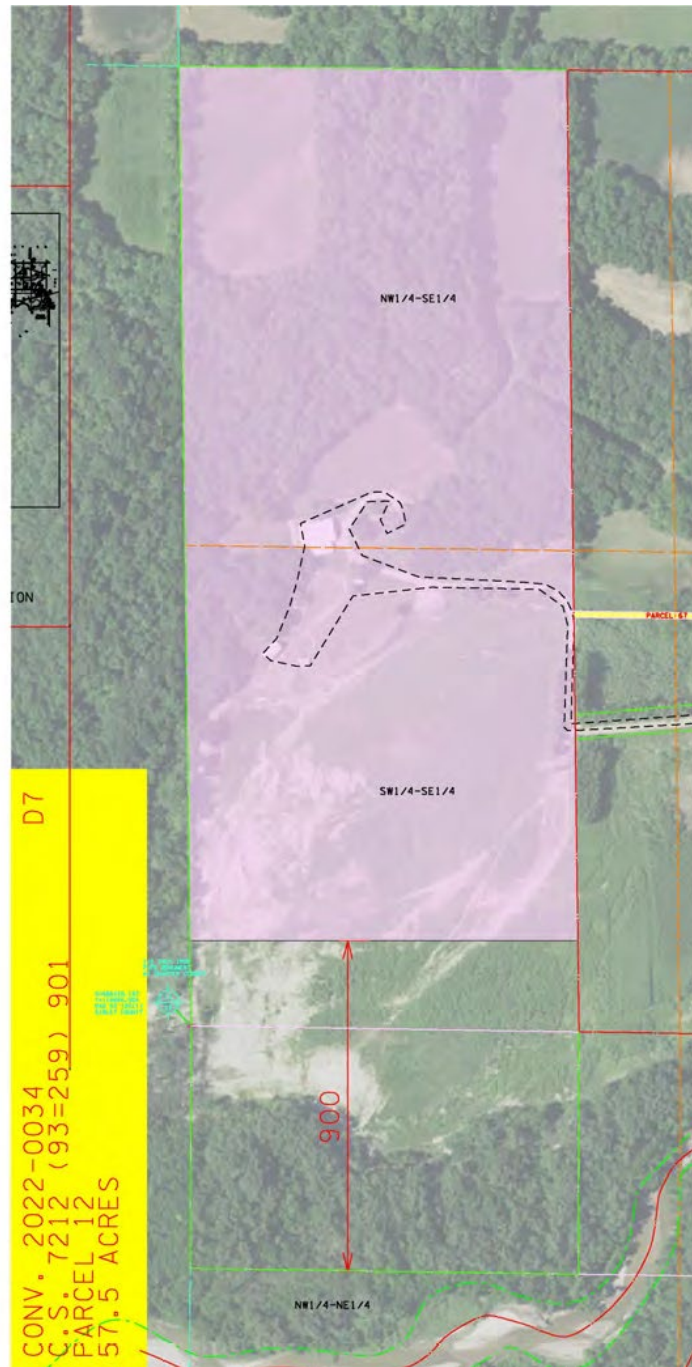
Subscribed and sworn to before me

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 22, 2022  
2022-0034-7212

### DESCRIPTION FOR CONVEYANCE

Parcel 12 C.S. 7212 (93=259) 901

That part of Tract A described below:

Tract A. That part of the Southeast Quarter of Section 14, Township 112 North, Range 26 West, Sibley County, Minnesota, described as follows:  
Beginning at the southwest corner of said Southeast Quarter; thence North 160 rods to the northwest corner of said Southeast Quarter; thence East 64 rods; thence South 160 rods to the south line of said Southeast Quarter; thence West 64 rods to place of beginning;

which lies northerly of a line run parallel with and distant 243 feet northerly of the south line of said Section 14;

containing 57.5 acres, 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>