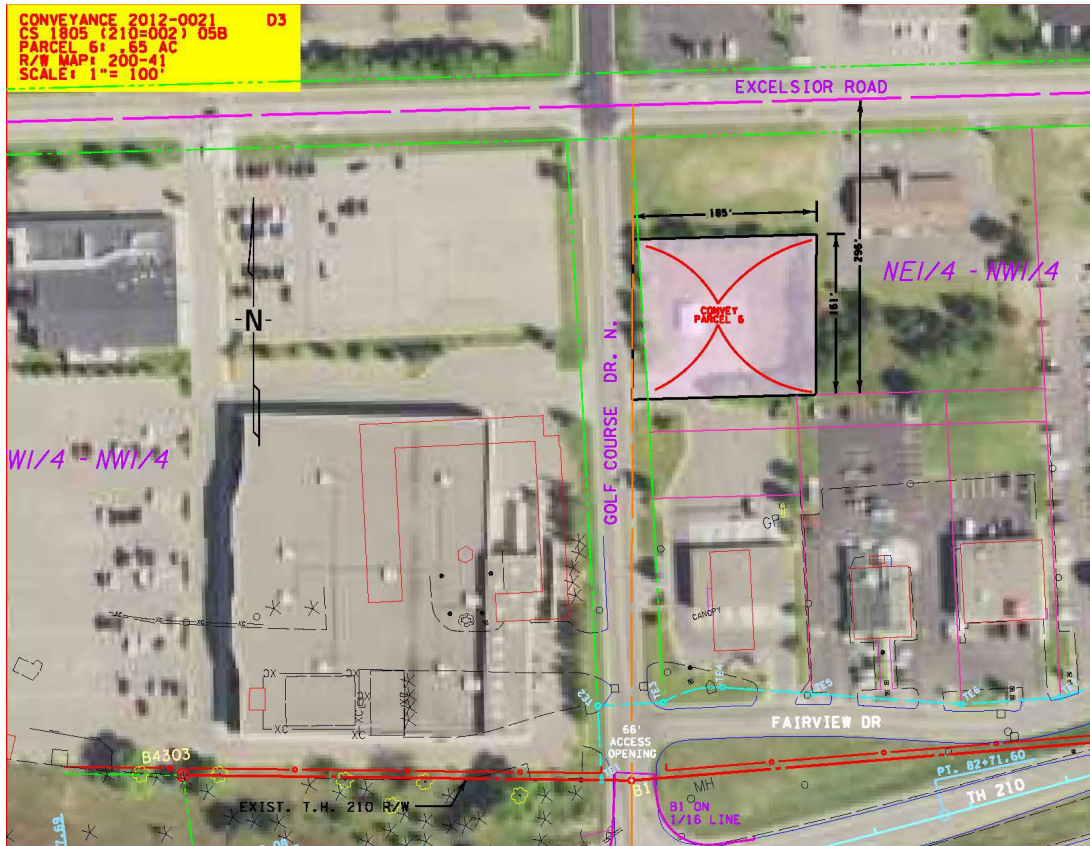


DEPARTMENT OF TRANSPORTATION VACANT LAND FOR IMMEDIATE PURCHASE

0.65 acres of land with a small building



LOCATED north of TH210 on Golf Course Drive
(Radio Tower Site), Baxter, Crow Wing County, MN

Sale Number 139580
Conveyance 2012-0021
C.S.: 1805 (210=2) 05B, Parcel: 6

AVAILABLE FOR PURCHASE AT THE FOLLOWING LOCATION:

Transportation Building
Property Conveyance Unit
395 John Ireland Blvd.
St Paul, MN 55155

For further information contact
LandSales.Mn.DOT@state.mn.us

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

SALE NO. 139580
COUNTY OF CROW WING
LOCATION OF PROPERTY: SEE
ATTACHED SHEETS

Conveyance 2012-0021
C.S.: 1805 (210=2) 05B Parcel: 6

FORM FOR PURCHASE OF LAND

See attached sheets for the legal description and mapping of the land being advertised for sale.

The Price that MnDOT will accept is \$85,600.00.

All purchasers 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 against said real estate. State will pay state deed tax only.

The Seller certifies that the Seller does not know of any wells on the described real property. The State of Minnesota will not furnish an abstract of title to the above-described real estate. The described real property is subject to the rights of existing utilities, if any, as provided in the Minnesota State Statute 161.45 Subdivision 3.

The Purchaser will comply with all requirements imposed by the Acts and Regulations relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation, Federal Highway Administration, (as may be amended) such that no person on the grounds of race, color, national origin, sex, age, disability, income-level, or limited English proficiency will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

The Commissioner of Transportation reserves the right to reject any or all purchases and to waive informalities therein.

After approval by the Minnesota Department of Transportation, conveyance will be made by quit claim deed upon full payment of the listed price within Thirty (30) business days.

ENCLOSED HERewith IS PAYMENT IN FULL IN THE FORM OF (CERTIFIED CHECK, CASHIER'S CHECK, OR MONEY ORDER) _____ PAYABLE TO "COMMISSIONER OF TRANSPORTATION" IN (Personal checks or cash will not be accepted and will cause the bid to be rejected.)

Amount of Purchase\$ _____

Printed Name and Signature of Purchaser

Date

Address of Purchaser

E-Mail of Purchaser

Phone (Business, Home, Cell)

NON-COLLUSION AFFIDAVIT

C.S.: 1805 (210=2) 05B Parcel: 6

Sale Number 139580
Conveyance 2012-0021

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 purchaser;

- (2) that, in connection with this transaction, the said purchaser has not either directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive purchase;
- (3) that, to the best of my knowledge and belief, the contents of this package have not been communicated by the purchaser or by any of his employees or agents to any person who is not an employee or agent of the purchaser, and will not be communicated to any person who is not an employee or agent of the purchaser, 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: _____
(Purchaser or authorized representative)

Subscribed and sworn to before me

This _____ day of _____, 20__

Notary Public

My commission expires _____, 20__

GRANTEE FORM

C.S.: 1805 (210=2) 05B
County of Crow Wing
Parcel: 6

Sale Number 139580

I request that _____ Joint Tenants or Tenants in Common (circle one), be named as Grantee(s) on the Quit Claim Deed for the State of Minnesota, Department of Transportation.

Signature

Please name the County in which the Grantee resides: _____

If more than one (1) Grantee is to be named in the Quit Claim Deed, please indicate if the Grantees are taking title as husband and wife.

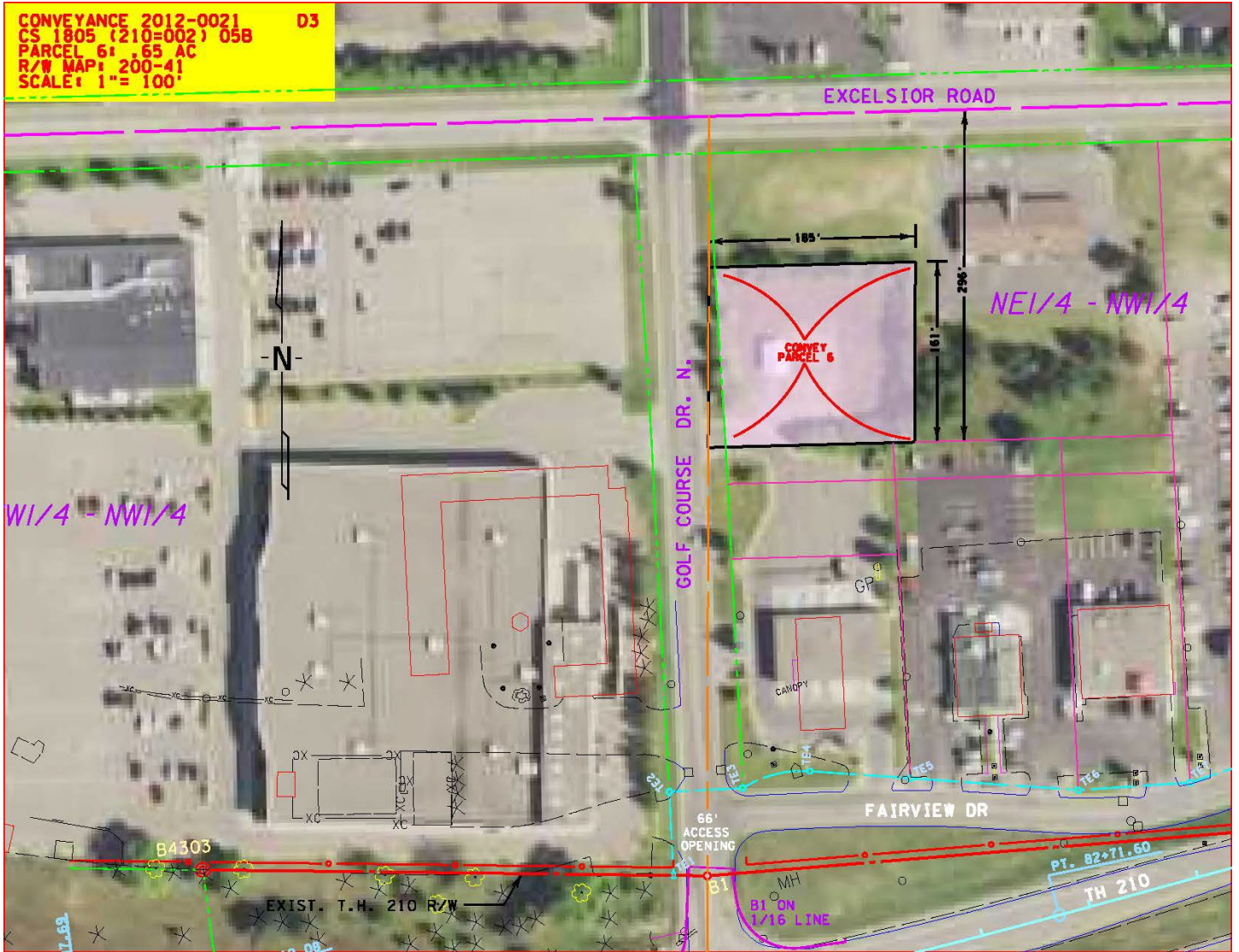
Please return this form to:

Rebecca Swenson
Minnesota Department of Transportation
Office of Land Management – MS 632
Shared Services Center – Property Conveyance Unit
395 John Ireland Blvd.
St Paul, MN 55155-1800

Site Photo

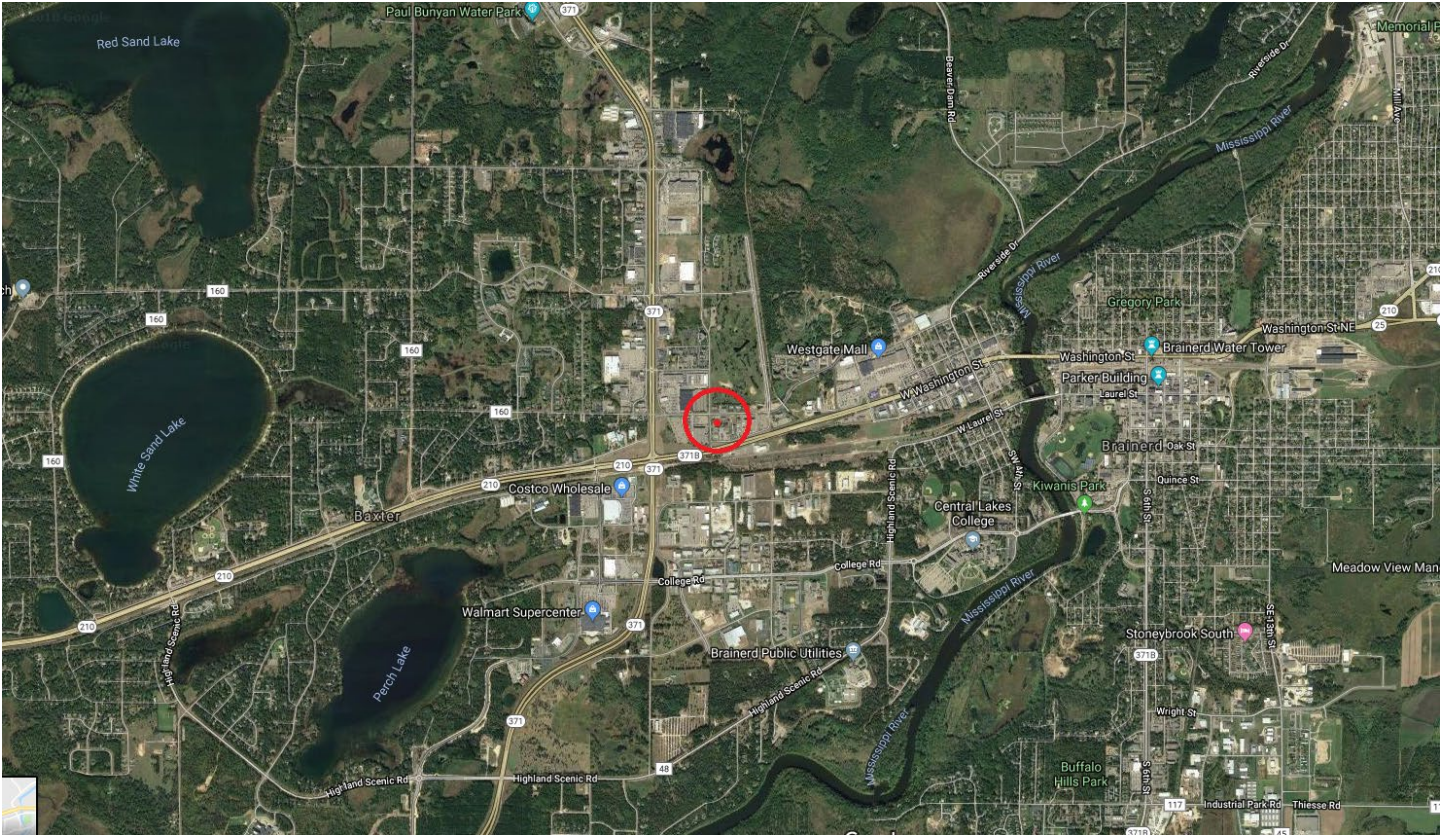


Site Sketch



NOTE: This map is enclosed for the convenience of the purchaser, 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.

Location Map



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.

ADDITIONAL COMMENTS

All interested bidders are encouraged to contact city and county officials for planning, zoning or development limitations. Please contact the City of Baxter concerning access to this property.