

NOTICE OF SALE OF STATE LAND OWNED BY
THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION

The North Dakota Department of Transportation (NDDOT) will sell to the highest bidder by sealed bids, with the three highest bidders having the opportunity to orally raise their bid at sale time, the following tract of land, located at 617 North Broadway (US Highway 83) in Minot, ND:

OUTLOT 40

A portion of Lot 14, Lot 15 & the south 10 feet of Lot 16, EHR'S ADDITION to the City of Minot of the SE ¼ of Section 14, Township 155 N, Range 83 W, of the 5th Principal Meridian, County of Ward, State of North Dakota, described as follows and as shown on plat 11 of 3:

Commencing at the SE corner of section 14, thence northerly along the east line of section 14, N 00 deg. 47 min. 49 sec. E a distance of 969.56 feet. Thence N 89 deg. 12 min. 11 sec. W a distance of 46.94 feet to the point of beginning. Thence N 89 deg. 12 min. 05 sec. W along the south line of Lot 14 a distance of 103.00 feet. Thence N 00 deg. 47 min. 55 sec. E along the west line of Lot 14, Lot 15 & the south 10 feet of Lot 16 a distance of 110.00 feet. Thence S 89 deg. 12 min. 05 sec. E along a line that is 10 feet northerly of and parallel with the south line of Lot 16 a distance of 103.00 feet. Thence S 00 deg. 47 min. 55 sec. W along the westerly right of way line of US 83 a distance of 110.00 feet to the point of beginning.

Said parcel is shown on the plat as OUTLOT 40 and contains 11330 SF more or less.

END OF DESCRIPTION

The legal description was prepared by Lou Ann Gosbee, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700.

The property is an unimproved site totaling approximately 11,330 square feet. The site has approximately 110 feet of frontage along North Broadway. An appraisal, effective March 8, 2013, estimated the market value in fee simple at \$64,000.00.

All bidders should inspect the property and inform themselves of existing conditions. The property is being sold "as is", with the only access point from Broadway being at the location now existing prior to the sale. No new access points will be granted. The purchaser will also be responsible for payment of all real estate taxes and assessments (current or delinquent), if any, heretofore or hereafter levied against said real estate.

Bids will be accepted until 5:00 P.M. (CST) on February 3, 2014 at the Maintenance Division, North Dakota Department of Transportation. All bids submitted by mail must be postmarked on or before January 31, 2014. All bids shall be submitted in a sealed envelope, the outside plainly marked with the bidder's printed name and address and the phrase, "BID FOR STATE LAND – DO NOT OPEN". Mail-in bids are to be addressed to Greg F. Doll, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505-0700.

Sealed bids may also be delivered in person at the time of sale. The sale will be held at 11:00 A.M. (CST) on February 6, 2014 in the Ex-Servicemen's Room of the Ward County Courthouse, 315 3rd Street SE,

Minot, ND. Sealed bids will be publically opened and announced at 11:00AM. All bidders are requested to be present.

Only sealed bids, submitted on an official bid form, will be accepted. A bid package, including bid form, preliminary plat of the property, and other information are available on-line at www.dot.nd.gov/

Terms of the sale will be cash to be paid no later than 30 days following opening of bids.

All bids shall be accompanied by a cashier's check or bank-certified check in the amount of 10% of the total bid, made payable to the North Dakota Department of Transportation. Checks of unsuccessful bidders will be returned the day of sale. Bidders must bring a valid driver's license for identification purposes; checks will not be released without proof of identity.

The three highest bidders will have the opportunity to orally raise their bid at the time of bid opening. In the case of only two bids being received, both bidders will have the opportunity to raise their bids at the time of the bid opening.

The successful bidder's check will be held as a deposit and deducted from the total bid at the time of final settlement. The successful bidder must then submit a second cashier's check or bank-certified check for the balance owed by March 6, 2014. Said deposit to be forfeited in the event that the successful bidder fails to comply with the terms of the sale.

Conveyance will be via quitclaim deed, which the department will prepare and deliver to the purchaser upon settlement. The property is being sold as-is, without any warranty as to title. The State of North Dakota will not furnish an abstract of title to the property. The buyer will be responsible for obtaining any desired title insurance at personal expense.

The sale is subject to final approval by the Director of the North Dakota Department of Transportation. Seller reserves the right to reject any or all bids, to waive technicalities, or to accept such bid as may be in the best interest of the state.

NDDOT will make every reasonable accommodation to provide an accessible meeting facility for all persons. Appropriate provisions for the hearing and visually challenged or persons with limited English proficiency (LEP) will be made if the Department is notified 5 days prior to the meeting date, if possible. To request language interpretation, an auxiliary aid or service (i.e. sign language interpreter, accessible parking, or materials in alternative format), contact Greg F. Doll, Maintenance Division, at 701-328-2613. TTY users may use Relay North Dakota 711 or 1-800-366-6888.

Questions may be directed to Greg F. Doll, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700; e-mail: gdoll@nd.gov; phone: (701) 328-2613) or to Jim Redding, District Engineer (Minot District, 1305 Highway 2 Bypass East, Minot, ND 58701; e-mail: jredding@nd.gov; phone: (701) 857-6907)

GRANT LEVI
DIRECTOR