

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 701-713 40 Street South, Fargo, ND, and described as follows:

LOTS 1 & 2, BLOCK 2, WEST PARK 2ND SUBDIVISION, CITY OF FARGO,
IN SE1/4 OF SEC. 10, TWP. 139 NORTH, RG. 49 WEST, OF THE 5TH PRINCIPAL MERIDIAN,
COUNTY OF CASS, STATE OF NORTH DAKOTA.

The property is being sold as a single unit or site, consisting of two contiguous, unimproved platted lots that, combined, total approximately 1.41+/- acres, more or less. The site has approximately 180 feet of frontage along 40th Street South. The site's market value, based on the average of two recent appraisals, was estimated at \$337,647.

This property is being sold "as is". All bidders should inspect the property and inform themselves of existing conditions prior to submitting a bid. The purchaser will be responsible for payment of all real estate taxes and special assessments (current or delinquent), if any, heretofore or hereafter levied against said real estate.

The sale will be held at 12:00 P.M. (CST) on Wednesday, July 15, 2015 in the Grasslands Room of the Cass County Courthouse, 211 9th Street South, Fargo, ND. Sealed bids will be publically opened and announced at 12:00 P.M. All bidders are requested to be present.

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.

All bids must 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". Bids are to be addressed to Greg F. Doll, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505-0700. Mailed bids must be postmarked on or before Friday, July, 10, 2015. Hand-delivered bids will be accepted until 5:00 P.M. (CST) on Monday, July 13, 2015 at the Maintenance Division, North Dakota Department of Transportation.

Only sealed bids, submitted on an official bid form, will be accepted. A bid package, including official bid form and other information, is available on-line at www.dot.nd.gov/public/

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 bank cashier's 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 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 for the balance owed by Friday, August 14, 2015. 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 bids as may be in the best interest of the state.

To request accommodations for disabilities and/or language assistance, contact Civil Rights Division, NDDOT, 701-328-2978 or civilrights@nd.gov or TTY 711, as soon as possible.

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 Bob Walton, District Engineer (Fargo District, 503 38th Street South, Fargo, ND 58103-1198; e-mail: bwalton@nd.gov; phone: (701) 239-8900)

GRANT LEVI
DIRECTOR

NORTH DAKOTA DEPARTMENT OF TRANSPORTATION
BID FOR PUBLIC SALE OF LAND

Property to be sold: Lots 1 & 2, Block 2, West Park 2nd Subdivision, City of Fargo, in SE1/4 of Sec. 10, Twp. 139 North, Rg. 49 West of the 5th P.M., Cass County, ND

See official advertisement for the notice of sale, as published in the official newspaper of Cass County, for property description, sale terms, conditions, and bid procedures.

Bids will be publicly opened and read at 12:00 P.M. (CST), WEDNESDAY, JULY 15, 2015 in the Grasslands Room of the Cass County Courthouse, located at 211 9th Street South, Fargo, ND. All bidders are requested to be present. The three highest bidders will be given the opportunity to orally raise their bids. In the case of only two bids being received, both bidders will have the opportunity to orally raise their bids at the time of bid opening.

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.

ENCLOSED HEREWITH IS BID SECURITY IN THE FORM OF CASHIER'S CHECK # _____, MADE PAYABLE TO 'NORTH DAKOTA DEPARTMENT OF TRANSPORTATION' IN THE SUM OF \$ _____ WHICH IS 10% OF THE BID PRICE. **(NOTE: Personal checks or cash will not be accepted and will cause bid to be rejected.)**

In response to the terms of this sale, the undersigned, if award is tendered, agrees to purchase the property described in the official advertisement for the notice of sale, as published in the official newspaper of Cass County, for the bid price quoted below:

AMOUNT OF BID: \$ _____

SIGNATURE OF BIDDER: _____ DATE: _____

IMPORTANT - PLEASE PRINT THE FOLLOWING INFORMATION

BIDDER'S NAME: _____
MAILING ADDRESS: _____

BUS. PHONE: _____
RES. PHONE: _____
E-MAIL ADDRESS: _____

Only sealed bids, submitted using this official bid form, will be accepted. Altered bid forms or conditional bids will be rejected. All bids must 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". Bids are to be addressed to Greg F. Doll, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505-0700. Mailed bids must be postmarked on or before Friday, July, 10, 2015. Hand-delivered bids will be accepted until 5:00 P.M. (CST) on Monday, July 13, 2015 at the Maintenance Division, North Dakota Department of Transportation.

SAMPLE BID ENVELOPE

BIDDER'S NAME
BIDDER'S ADDRESS
CITY STATE ZIP

**BID FOR STATE LAND
– DO NOT OPEN**

MAINTENANCE DIVISION – GREG DOLL
NDDOT
608 EAST BOULEVARD AVE
BISMARCK ND 58505-0700