

Date: 03/26/19

ATTENTION - PROSPECTIVE BIDDERS

**OFFICIAL BID PACKAGE
FOR
SALE OF NDDOT-OWNED LAND**

**PARCEL 10A-1 – 1.41 ACRES, MORE OR LESS
(PART OF TRACT #3 IN SE4 OF SEC. 18, TOWNSHIP 140N, RANGE 96W, STARK COUNTY)**

This file contains:

1. The official advertisement of sale, Notice of Sale of State Land Owned by the North Dakota Department of Transportation.
2. A preliminary plat, depicting the parcel to be sold.
3. A sample Quit Claim Deed (to be used in the conveyance of the sale property).
4. Official Bid Sheet, North Dakota Department of Transportation, Bid for Public Sale of Land.
5. Sample Bid Envelope

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

Notice is hereby given that the North Dakota Department of Transportation (NDDOT) intends to sell the following tract of land on the basis of sealed bids, with the top three bidders to be afforded the opportunity to orally raise their bids:

Parcel Number 10A-1

A portion of Tract #3, located in the SE $\frac{1}{4}$ of Section 18, Township 140 N, Range 96 W, of the 5th Principal Meridian, County of Stark, State of North Dakota, described as follows and as shown on plat 10A of 10:

Commencing at the S $\frac{1}{4}$ corner of section 18, thence easterly along the south line of section 18, S 88 deg. 10 min. 52 sec. E a distance of 275.16 feet; thence N 01 deg. 49 min. 08 sec. E a distance of 198.53 feet to the point of beginning; thence N 01 deg. 52 min. 09 sec. E a distance of 140.27 feet; thence S 88 deg. 10 min. 52 sec. E along a line that is 338.80 feet northerly of and parallel with the south line of section 18 a distance of 436.46 feet; thence S 01 deg. 41 min. 38 sec. W a distance of 141.23 feet; thence N 88 deg. 03 min. 22 sec. W along a line that is 195.00 feet northerly of and parallel with the centerline of ND 22B a distance of 436.90 feet to the point of beginning.

Said parcel is shown on the plat as parcel 10A-1 and contains 1.41 Acres more or less.
END OF DESCRIPTION.

Reserving to the grantor all right of access, being the right of ingress to and egress from the SE $\frac{1}{4}$ of Section 18, Township 140 North, Range 96 West of the 5th Principal Meridian, County of Stark, State of North Dakota, to and from the highway right of way. Except that the abutting owner shall reserve the right of access 50 feet wide centered at station 3316+00 on the centerline of ND 22B and as shown on plat 10A of 10.

The legal description was prepared by Gregory A. Kolden, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700.

This tract of land totals 1.41 acres, more or less, and is located northwest of Dickinson along the ND Highway 22 Bypass (ND 22B).

The property is being sold "as is", subject to the following conditions:

1. The sale is subject to all existing public rights-of-way, access reservations, and easements of record.
2. The sale is subject to certain Non-discrimination covenants. Please visit NDDOT's website at www.dot.nd.gov/ for more information, including a draft of the quitclaim deed that will be used to convey the property.
3. The purchaser is responsible for payment of all real estate taxes and special assessments (current or delinquent), if any, heretofore or hereafter levied against said real estate;
4. The property is being sold without any warranty as to title.

The market value of this property was estimated by appraisal at \$14,000.00, which will be the minimum bid for the property.

All bidders should inspect the property and inform themselves of existing conditions, and be familiar with conditions of the sale prior to submitting a bid. Please visit NDDOT's website at www.dot.nd.gov/ for more information.

Sealed bids will be publicly opened and announced at 12:00 P.M. (Mountain Time) on Thursday, April 25, 2019 in the Basement Video Conferencing Room of the Stark County Courthouse, 51 3rd Street East, Dickinson, ND. All bidders must be present. The three highest bidders will have the opportunity to orally raise their bid at the time of 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 – STARK COUNTY - 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, April 19, 2019. Hand-delivered, sealed bids will also be accepted until 5:00PM the following Monday, April 22, 2019, either at NDDOT's Maintenance Division, 608 East Boulevard Avenue, Bismarck, ND, or at the Dickinson District Office, 1700 3rd Ave W, Suite 101, Dickinson, ND.

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/

Terms of the sale will be cash, with the balance owed to be paid in full within 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. Unsuccessful bidders' checks 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 high bidder's check will be held as a deposit and deducted from the total bid at the time of final settlement. The high bidder must then remit a second cashier's check by Tuesday, May 28, 2019 for the balance owed. Said deposit to be forfeited in the event that the high bidder fails to comply with the terms of the sale.

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.

Conveyance will be via quitclaim deed, which the department will prepare and deliver to the purchaser after settlement. The property is being sold without warranty as to title, and 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.

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 Rob Rayhorn, District Engineer for the Dickinson District, 1700 3rd Ave W, Suite 101, Dickinson, ND 58601-3009; e-mail: rrehorn@nd.gov; (701) 227-6500.

TOM SOREL
DIRECTOR

NDDOT Contract No. \${FIELD:CONTRACT_NUMBER}

**North Dakota Department of Transportation
QUITCLAIM DEED (State to Others)**

PCN: \${FIELD:PROJECT_CONTROL_NUMBER}

PROJECT: \${FIELD:PROJECT_NUMBER}

PARCEL(S):

This deed, made this day of 20 , between the state of North Dakota, acting by and through its Director of Transportation, hereinafter referred to as Grantor, whose address is 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700, and hereinafter referred to as the Grantee(s), whose address is .

WITNESSETH, that the Grantor, for and in consideration of the sum of Dollars, the receipt of which is hereby acknowledged, do BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM, and CONVEY to the Grantee(s) heirs and assigns, FOREVER, all its right, title, interest, claim, or demand in and to that tract or parcel of land lying and being in County, State of North Dakota and more specifically described as follows, to wit:

The Grantee, for him or herself, his or her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the Grantee will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

That in the event of breach of any of the above Non-discrimination covenants, the State of North Dakota will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the State of North Dakota and its assigns.

TO HAVE AND TO HOLD, the above quitclaimed premises, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Grantee(s) heirs and assigns, forever.

IN TESTIMONY WHEREOF, the state of North Dakota has caused this instrument to be executed in the name of the state of North Dakota by the Governor of the state of North Dakota, on recommendation of the Director of the North Dakota Department of Transportation, and who has affixed his signature hereto and the seal of the state of North Dakota.

The above-described property was acquired by the state of North Dakota for the use and benefit of the North Dakota Department of Transportation by purchase. As required by Section 24-01-28 of the North Dakota Century Code, I hereby recommend to the Governor that this transaction be completed.

NORTH DAKOTA
DEPARTMENT OF TRANSPORTATION

DIRECTOR (TYPE OR PRINT)

SIGNATURE

Attest:
STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

GOVERNOR (TYPE OR PRINT)

SIGNATURE

The foregoing instrument was executed before me, this _____, 20____, by
_____, Governor of the State of North Dakota (See N.D.C.C. Sec. 47-19-14.5 et seq.)

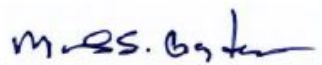
SECRETARY OF STATE (TYPE OR PRINT)

SIGNATURE

NDDOT USE ONLY

I certify that the full consideration paid for the property described in this deed is \$ _____

North Dakota Department of Transportation

 As Agent

MARK S. GAYDOS, Director of Environmental & Transportation Services

Date _____

For Recording Purposes Only

NORTH DAKOTA DEPARTMENT OF TRANSPORTATION
BID FOR PUBLIC SALE OF LAND

See official advertisement, as published in the Dickinson Press, and NDDOT's website for sale terms, conditions, and bid procedures. The minimum bid for Parcel 10A-1 is \$14,000.00.

Sealed bids will be publicly opened and announced at 12:00 P.M. (Mountain Time) on Thursday, April 25, 2019 in the Basement Video Conference Room of the Stark County Courthouse, 51 3rd Street East, Dickinson, ND. Bidders must be present. The three highest bidders will be given the opportunity to orally raise their bids.

All bidders should inspect the property and inform themselves of existing conditions, and be familiar with the conditions of the sale prior to submitting a bid. Please visit NDDOT's website at www.dot.nd.gov/ for more information.

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.

In response to the terms of this sale, and if award is tendered, I, the undersigned, agree to purchase the property, described in the official advertisement for the notice of sale, for the bid amount quoted below:

BID AMOUNT: \$ _____

ENCLOSED HERewith IS BID SECURITY IN THE FORM OF A BANK 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.)**

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.** Bid must be placed in a sealed envelope, the outside plainly marked with the bidder's printed name and address, and the phrase, "**BID FOR STATE LAND – STARK COUNTY -- DO NOT OPEN**" prominently displayed in the lower left hand corner. Mail the bid to NDDOT – Maintenance Division, c/o Greg F. Doll, NDDOT, 608 East Boulevard Avenue, Bismarck, ND 58505-0700. **MAILED BIDS MUST BE POSTMARKED ON OR BEFORE FRIDAY, APRIL 19, 2019.** Hand-delivered, sealed bids will also be accepted through the following MONDAY, APRIL 22, 2019, up until 5:00PM Central at this same address, or up until 5:00PM Mountain at the NDDOT Dickinson District Office, 1700 3rd Ave West, Suite 101, Dickinson, ND.

SAMPLE BID ENVELOPE

BIDDER'S NAME
BIDDER'S ADDRESS
CITY STATE ZIP

- **BID FOR STATE LAND**
- **STARK COUNTY**
- **DO NOT OPEN**

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