

Date: 03/27/19

ATTENTION - PROSPECTIVE BIDDERS

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

**PARCEL 31A – 3.60 NET ACRES, MORE OR LESS
IN NE1/4 NE1/4 OF SEC. 15, TOWNSHIP 148N, RANGE 69W, WELLS 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. The Right-of-Way Plat (Plat 9A of 24) depicting Parcel 31A, the property 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 former Germantown rest area site on the basis of sealed bids, with the top three bidders to be afforded the opportunity to orally raise their bids. The property is described as follows:

Parcel Number 31A

A square plot containing 5.0 acres in the northeast corner of the NE1/4 of Section 15, Township 148N., Range 69W., 5th P.M.

The intent of this description is to convey the north 466.7 feet of the east 466.7 feet of said NE1/4.

Said tract is shown on the plat as Parcel No. 31A and contains 3.60 acres, excepting all that portion previously acquired or lying within 33 feet of the section lines.

The legal description was acquired from Warranty Deed, Doc. #144664, recorded on the 7th day of February, 1973, and as shown on Plat 9A of 24, recorded on the 23rd day of April, 1973, as Doc. #144975 in Book HwyP2, page 15.

The Germantown rest area site is located along State Highway 15, approximately eight miles east of Fessenden, ND. The rest area closed in 2017. The site's dimensions, excluding right-of-way reservations of public record, are approximately 433.67 feet (net width) by 361.70 feet (net depth), equating to a net size of 3.60 acres, more or less.

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

1. The sale is subject to all existing public rights-of-way 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 site was estimated by appraisal at \$11,000.00, which will be the minimum bid for this 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. (CST) on Wednesday, April 24, 2019 in the meeting room of the KTL Building, 600 Railway Street N, Fessenden, 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 -- GERMANTOWN -- DO NOT OPEN". Bids must be mailed to the Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505-0700, attention, Greg F. Doll. Only mailed bids will be accepted, and must be postmarked on or before Friday, April 19, 2019.

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.

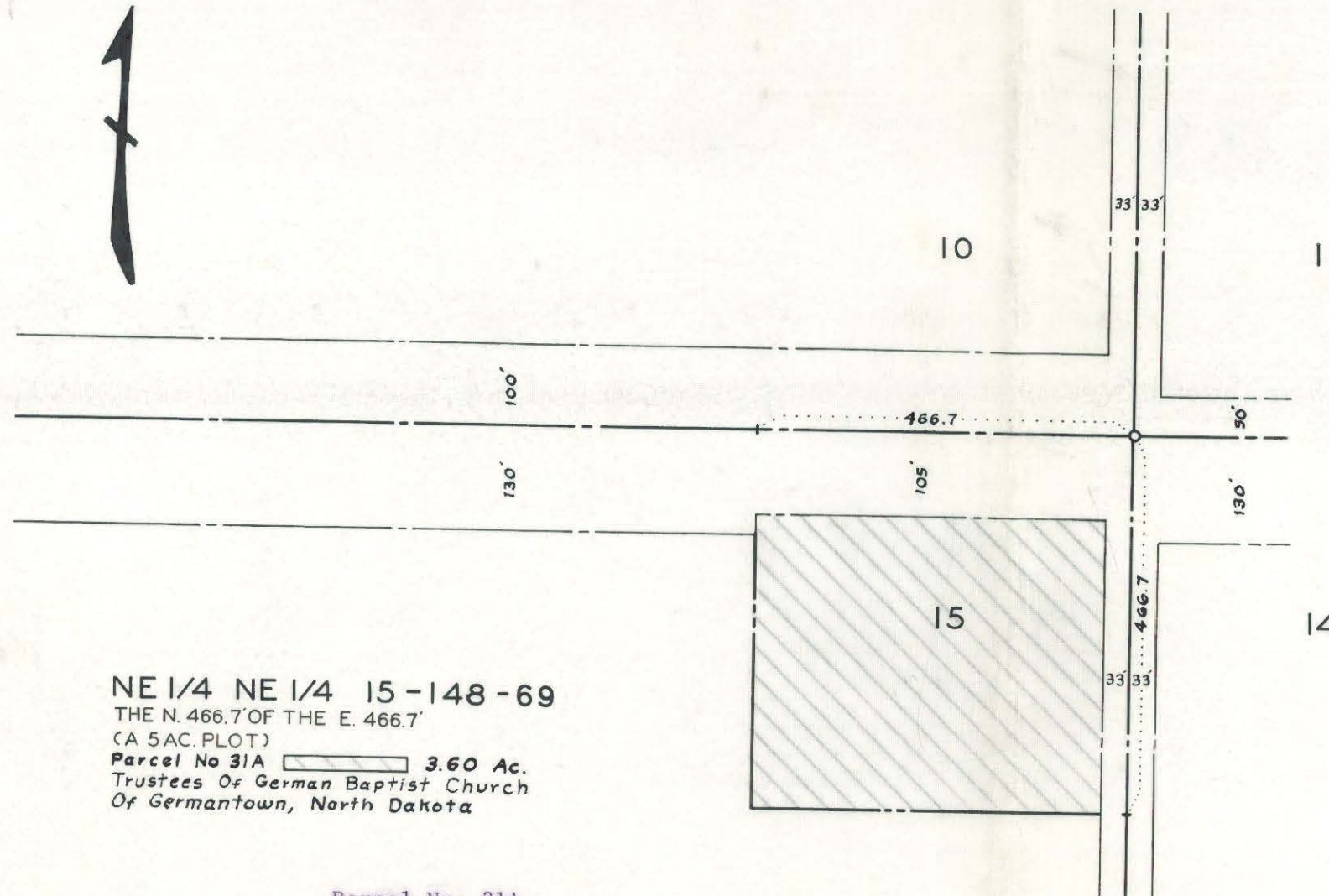
Questions may be directed to Greg F. Doll, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700; e-mail: gdoll@nd.gov; phone: (701) 328-2613; or to Wyatt Hanson, District Engineer for the Devils Lake District, 316 6th Street SE, Devils Lake, ND, 58301-3628; e-mail: wdhanson@nd.gov; (701) 665-5100.

TOM SOREL
DIRECTOR

*See Plat 9 of 24 for additional information

PROJ. NO.	PARCEL	PLAT NO.	SUPPLEMENTS
S-3-015()	31A	9A OF 24	NONE

Recorded 4-16-73



NE 1/4 NE 1/4 15-148-69
 THE N. 466.7' OF THE E. 466.7'
 (A 5 AC. PLOT)
 Parcel No 31A 3.60 Ac.
 Trustees Of German Baptist Church
 Of Germantown, North Dakota

Parcel No. 31A

A square plot containing 5.0 acres in the northeast corner of the NE 1/4 of Section 15, Township 148N., Range 69W., 5th P.M.

The intent of this description is to convey the north 466.7 ft. of the east 466.7 ft. of said NE 1/4.

Said tract is shown on the plat as Parcel No. 31A and contains 3.60 acres, excepting all that portion previously acquired or lying within 33 ft. of the section lines.

DATE 1-11-72

CHECKED BY Daryl Kunz

DATE 1-11-72

MADE BY Glenn Stockdill

NORTH DAKOTA
 STATE HIGHWAY DEPARTMENT

RIGHT OF WAY PLAT

PROJECT NO. S-3-015()009

WELLS COUNTY

APPROVED *Robert E. King*
 RIGHT OF WAY ENGINEER

SCALE 1" = 200'

DATE 4-13-73

This document was originally issued and sealed by Robert E. King, Registration Number LS 1001 on ___/___/___ and the original document is stored at the County Recorders Office

**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

GOVERNOR (TYPE OR PRINT)

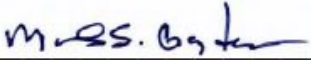
Attest:
STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

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

<p>NDDOT USE ONLY</p> <p>I certify that the full consideration paid for the property described in this deed is \$ _____</p> <p>North Dakota Department of Transportation</p> <p> As Agent MARK S. GAYDOS, Director of Environmental & Transportation Services</p> <p>Date _____</p>	<p>For Recording Purposes Only</p>
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NORTH DAKOTA DEPARTMENT OF TRANSPORTATION
BID FOR PUBLIC SALE OF LAND

See official advertisement, as published in The Herald-Press Newspaper, and NDDOT's website for sale terms, conditions, and bid procedures. The minimum bid for Parcel 31A is \$11,000.00.

Sealed bids will be publicly opened and announced at 12:00 P.M. (CST) on Wednesday, April 24, 2019 in the KTL Building, 600 Railway Street N, Fessenden, 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 submitted in a sealed envelope, the outside plainly marked with the bidder's printed name and address, and the phrase, "**BID FOR STATE LAND – GERMANTOWN -- DO NOT OPEN**" prominently displayed in the lower left hand corner. Only mailed bids will be accepted. 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.**

SAMPLE BID ENVELOPE

BIDDER'S NAME
BIDDER'S ADDRESS
CITY STATE ZIP

- **BID FOR STATE LAND**
- **GERMANTOWN**
- **DO NOT OPEN**

NORTH DAKOTA DEPARTMENT OF TRANSPORTATION
MAINTENANCE DIVISION – ATTN: GREG DOLL
608 EAST BOULEVARD AVE
BISMARCK, ND 58505-0700