

Date: 04/01/19

ATTENTION - PROSPECTIVE BIDDERS

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

**PARCEL 97 – 0.183 ACRES, M/L
ALL OF LOT 10, BLOCK 30 OF FLASHER, N.DAK., MORTON COUNTY
AS SHOWN ON THE RIGHT-OF-WAY PLAT**

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 4 of 19) depicting Parcel 97, the tract 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 parcel 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 97

All of Lot 10, Block 30 of Flasher, N. Dak. Tract contains 0.183 acres, more or less, and is shown on plat as shaded area.

The above legal description was taken from Right of Way Plat 4 of 19, recorded as Doc. #172711 at 8:32A.M. on the 2nd day of June, 1953, in Plat Book 3, page 3 1/2.

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 property was estimated at \$3,000.00, which also will be the minimum bid.

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, May 1, 2019 in the Basement Commission Room of the Morton County Courthouse, 210 2nd Ave. NW, Mandan, ND. 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.

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 – FLASHER -- DO NOT OPEN". Sealed bids are to be mailed to the Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505-0700, attention, Greg F. Doll. Mailed bids must be postmarked on or before Friday, April 26, 2019. Hand-delivered, sealed bids will also be accepted until 5:00PM the following Monday, April 29, 2019, either at this same address or at the Bismarck District Office, 218 Airport Road, Bismarck, 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 Monday, June 3, 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.

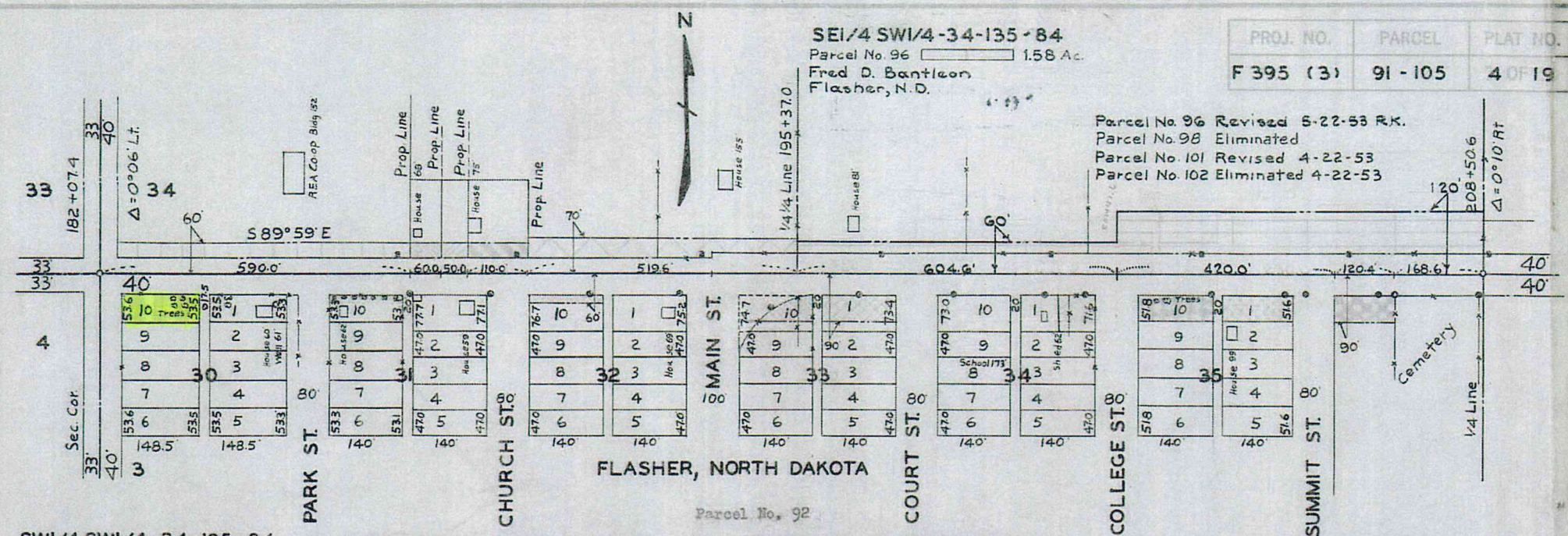
Conveyance will be via quitclaim deed, which the department will prepare and deliver to the purchaser after settlement. The property is being sold without warranty as to title, and the State of North Dakota will not furnish an abstract of title to the property. The buyer will be responsible for obtaining 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 Larry Gangl, District Engineer for the Bismarck District, 218 Airport Road, Bismarck, ND 58504-6003; e-mail: lgangl@nd.gov (701) 328-6591.

TOM SOREL
DIRECTOR

DATE 4-10-53
DATE 4-13-53
TYPED BY M.S.
CHECKED BY R.B.R.K.
DATE 3-30-53
DATE 3-30-53
MADE BY L.O.T.
CHECKED BY R.L.A.



SE 1/4 SW 1/4 34-135-84
Parcel No. 96 1.58 Ac.
Fred D. Bantleon
Flasher, N.D.

PROJ. NO.	PARCEL	PLAT NO.
F 395 (3)	91-105	4 OF 19

Parcel No. 96 Revised 5-22-53 R.K.
Parcel No. 98 Eliminated
Parcel No. 101 Revised 4-22-53
Parcel No. 102 Eliminated 4-22-53

SW 1/4 SW 1/4 34-135-84
Parcel No. 91 0.341 Ac.
Mor-Gra-Sou. Elec. Co-op
Parcel No. 92 0.037 Ac.
Frank Paul, Flasher, N.D.
Parcel No. 93 0.031 Ac.
Walter M. Gernard, Flasher, N.D.
Parcel No. 94 0.068 Ac.
Carl Berger, Flasher, N.D.
Parcel No. 95 0.415 Ac.
Louis J. Schafer, Flasher

Flasher, N.D.
Parcel No. 97 0.183 Ac.
Block 30, Lot 10
Dayo & Neifa Koch, Shields, N.D.
Parcel No. 98 0.064 Ac.
Block 31, Lot 10
Nick Hensch, Flasher, N.D.
Parcel No. 99 0.064 Ac.
Block 32, Lot 10
M.J. Schafer, Flasher, N.D.
Parcel No. 100 0.074 Ac.
Block 33, Lot 10
Frances A. Jorgenson, Flasher, N.D.
Parcel No. 101 0.161 Ac.
Block 33, Lot 1
St. Lawrence's Church
Parcel No. 102 0.080 Ac.
Block 34, 1/2 Lot 1
Otilia Bonogofsky

Parcel No. 103 0.166 Ac.
Block 35, Lot 10
Joseph Poettgens, Flasher, N.D.
Parcel No. 104 0.166 Ac.
Block 35, Lot 1
Peter J. Kuntz, Flasher, N.D.
NE 1/4 NW 1/4 3-134-84
Parcel No. 105 0.138 Ac.
Fred D. Bantleon, Flasher, N.D.

Parcel No. 91
The south 60 ft. of the west 590.0 ft. of the SW 1/4 SW 1/4 of Sec. 34 Twp. 135 N., Rge. 84 W., 5th P.M., excepting all that portion lying within 33 feet of the section line.
Tract contains 0.341 acres, more or less, and is shown on plat as shaded area.

Parcel No. 92
The south 60 ft. of the east 60.0 ft. of the west 650.0 ft. of the SW 1/4 SW 1/4 of Sec. 34 Twp. 135 N., Rge. 84 W., 5th P.M., excepting all that portion lying within 33 feet of the section line.
Tract contains 0.037 acres, more or less, and is shown on plat as shaded area.

Parcel No. 93
The south 60 ft. of the east 50.0 ft. of the west 700.0 ft. of the SW 1/4 SW 1/4 of Sec. 34 Twp. 135 N., Rge. 84 W., 5th P.M., excepting all that portion lying within 33 feet of the section line.
Tract contains 0.031 acres, more or less, and is shown on plat as shaded area.

Parcel No. 94
The south 60 ft. of the east 110.0 ft. of the west 810.0 ft. of the SW 1/4 SW 1/4 of Sec. 34 Twp. 135 N., Rge. 84 W., 5th P.M., excepting all that portion lying within 33 feet of the section line.
Tract contains 0.068 acres, more or less, and is shown on plat as shaded area.

Parcel No. 95
The south 70 ft. of the east 519.6 ft. of the SW 1/4 SW 1/4 of Sec. 34 Twp. 135 N., Rge. 84 W., 5th P.M., excepting all that portion previously acquired for public highway right of way and all that portion lying within 33 feet of the section line.
Tract contains 0.415 acres, more or less, and is shown on plat as shaded area.

Parcel No. 96
The south 60 ft. of the west 604.6 ft. and the south 120 ft. of the east 709.0 ft. of the SW 1/4 SW 1/4 of sec. 34 Twp. 135 N., Rge. 84 W., 5th P.M., excepting all that portion previously acquired for public highway right of way and all that portion lying within 33 feet of the section line.
Tract contains 1.58 acres, more or less, and is shown on plat as shaded area.

This document was originally issued and sealed by George Teskey, Registration Number LS on 4/13/53 and the original document is stored at the County Records Office

RIGHT OF WAY PLAT
PROJECT NO. F395 (3)
MORTON COUNTY
APPROVED George Teskey
SCALE 1" = 100'
DATE 4-14-53

SYSTEM DIST. HWY. AGREEMENT
F #1-021 ()
MILE 109

Parcel No. 97
All of Lot 10, Block 30 of Flasher, N. Dak. Tract contains 0.183 acres, more or less, and is shown on plat as shaded area.

Parcel No. 99
The north 20 ft. of Lot 10, Block 32 of Flasher, N.D. Tract contains 0.064 acres, more or less and is shown on plat as shaded area.

Parcel No. 100
The north 50 ft. of Lot 10, Block 33 of Flasher, N.D. excepting all that portion previously acquired for public highway right of way. Tract contains 0.074 acres, more or less and is shown on plat as shaded area.

Parcel No. 101
The north 50 ft. of Lot 1, Block 33, Lot 10 and west 1/2 of Lot 1, Block 34 of Flasher, N. D. Tract contains 0.161 acres, more or less and is shown on plat as shaded area.

~~Parcel No. 102~~
~~The north 50 ft. of east 1/2 of Lot 1, Block 34 of Flasher, N. D.~~
~~Tract contains 0.080 acres, more or less and is shown on plat as shaded area.~~

Parcel No. 103
All of Lot 10, Block 35 of Flasher, N. D. Tract contains 0.166 acres, more or less, and is shown on plat as shaded area.

Parcel No. 104
All of Lot 1, Block 35 of Flasher, N.D. Tract contains 0.166 acres, more or less, and is shown on plat as shaded area.

Parcel No. 105
The north 90 ft. of the west 120.4 ft. of the east 289.0 ft. of the NE 1/4 NW 1/4 of Sec. 3 Twp. 134 N., Rge. 84 W., 5th P.M., excepting all that portion previously acquired for public highway right of way and all that portion lying within 33 feet of the section line.
Tract contains 0.138 acres, more or less, and is shown on plat as shaded area.

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 – PARCEL 97, FLASHER, ND

See official advertisement, as published in Mandan News, and NDDOT's website for sale terms, conditions, and bid procedures. The minimum bid for Parcel 97 is \$3,000.00.

Sealed bids will be publicly opened and announced at 12:00 P.M. (CST) on Wednesday, May 1, 2019 in the Basement Commission Room of the Morton County Courthouse, 210 2nd Ave. NW, Mandan, ND. All bidders are requested to be present, as 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 – FLASHER -- 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 26, 2019.** Hand-delivered, sealed bids will also be accepted through 5:00PM (CST) the following MONDAY, APRIL 29, 2019, either at this same address, or at the Bismarck District Office, 219 Airport Road, Bismarck, ND.

SAMPLE BID ENVELOPE

BIDDER NAME
BIDDER ADDRESS
CITY, STATE ZIPCODE

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

**BID FOR STATE LAND
FLASHER
DO NOT OPEN**