

NOTICE OF SALE OF STATE LAND AND 40X60 METAL BUILDING OWNED BY  
THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION  
125 7th St N, Aneta, ND  
5.00 Acres with Metal Building

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

Parcel 1-1

A portion of the SW1/4NE1/4 of Section 31, Township 149 N, Range 57 W, of the 5th Principal Meridian, County of Nelson, State of North Dakota, as shown on plat 1 of 1 and described as follows:

Commencing at the NE corner of section 31, thence southerly along the east line of section 31 a distance of 2292.10 feet; thence westerly a distance of 1180.00 feet; thence north a distance of 40.00 feet; thence west a distance of 140.00 feet to the POINT OF BEGINNING; thence west a distance of 433.20 feet; thence south a distance of 380.00 feet; thence east a distance of 433.20 feet; thence north along the 1/16th line a distance of 380.00 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

Said parcel is shown on the plat as Parcel 1-1 and contains 3.78 acres more or less, and is subject to any easements or rights of way previously acquired.

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

Parcel 1-2

A portion of the SE1/4NE1/4 of Section 31, Township 149 N, Range 57 W, of the 5th Principal Meridian, County of Nelson, State of North Dakota, as shown on plat 1 of 1 and described as follows:

Commencing at the NE corner of section 31, thence southerly along the east line of section 31 a distance of 2292.10 feet; thence westerly a distance of 1180.00 feet to the POINT OF BEGINNING; thence north a distance of 40.00 feet; thence west a distance of 140.00 feet; thence south along the 1/16th line a distance of 380.00 feet; thence east a distance of 140.00 feet; thence north a distance of 340.00 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

Said parcel is shown on the plat as Parcel 1-2 and contains 1.22 acres more or less, and is subject to any easements or rights of way previously acquired.

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 5.00 acres, more or less, and is located at 125 7<sup>th</sup> St N, Aneta, ND. The metal building encompasses a 40 x 60 ft floorplan, including a 6 x 8 ft bathroom with toilet and sink, a 14 x 13 ft overhead garage door, electricity, propane heat and water. The metal building was constructed in approximately 1966.

The land and metal building are 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/](http://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 \$60,000, 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/](http://www.dot.nd.gov/) for more information.

Sealed bids will be publicly opened and announced at 12:00 P.M. (Central Time) on Thursday, April 24, 2025, in the Community Room in the basement of the Nelson County Courthouse, 210 B Ave W, Lakota, ND 58344. 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 – NELSON COUNTY - DO NOT OPEN". Bids are to be addressed to Maintenance Division-Joe Snustad, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505-0700. Mailed bids must be postmarked on or before Wednesday, April 9, 2025. Hand-delivered, sealed bids will also be accepted until 5:00PM the following Wednesday, April 16, 2025, either at NDDOT's Maintenance Division, 608 East Boulevard Avenue,

Bismarck, ND, or at the Grand Forks District Office, 1951 N Washington St, Grand Forks, ND 58203-1420.

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/](http://www.dot.nd.gov/)

Terms of the sale will be cash, with the balance owed to be paid in full within 25 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, May 19, 2025, 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](mailto:civilrights@nd.gov) or TTY 711, as soon as possible.

Questions may be directed to Joe Snustad, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700; e-mail: [jsnustad@nd.gov](mailto:jsnustad@nd.gov); phone: 701-328-2613; or to Ed Pavlish, District Engineer for the Grand Forks District, 1951 N Washington St, Grand Forks, ND 58203-1420; email: [epavlish@nd.gov](mailto:epavlish@nd.gov), 701-787-6506.