

Frequently Asked Questions

Is this property buildable?

We do not know. You will have to check with the City, Township or County about zoning, setbacks, building permit approvals and any other restrictions. We recommend a site visit to walk the property if accessible. If not call (651) 366-3462 for an appointment.

Is there controlled access to this property?

The buyer needs to review the legal description of the property being sold. Any access restrictions or limitations will be detailed within the legal description.

How much are property taxes?

We do not know. The property is currently tax exempt. The county will assign a new Property Identification Number after the sale. The old taxes do not reflect the changes to the property. If you want more information about the previous taxes, you may call the County.

Will you provide a Land Survey?

No, we do not provide a Land Survey. You may contract a land surveyor, at your own expense.

Are there utility easements on this property?

The property will be sold subject to existing utilities.

A well was found on the property after it was purchased and needs to be sealed; how do I proceed?

If a well is found up to two years after the property is purchased, the Department of Transportation will reimburse you for the cost to have it sealed once the Property Conveyance Unit receives documentation of payment in full.

If I am the purchaser, will I receive a Warranty Deed?

No, the purchaser will receive a Quit Claim Deed.

If I have a realtor assisting me, will he/she receive a commission?

The Department of Transportation does not pay realtor fees or commissions.

Does the Department of Transportation provide financing?

The Department of Transportation does not provide financing nor does the Department help find financing.

Does the Department of Transportation pay “points” for closing costs?

No, the Department of Transportation does not pay “points” for Closing Costs.

If I am the high bidder but the sale falls through, what happens to my 10% bid security?

The high bidder will lose their 10% bid security.

If I am not the high bidder, what happens to my 10% bid security?

Your check will be returned within 10 days of the official bid opening.

Can I bid lower than the Minimum Bid Amount?

We cannot accept bids below the Minimum Bid Amount. If we do not sell the property, it will be moved to our Over the Counter Sales list and be available for immediate purchase at the minimum bid price.

Does the check have to be certified?

Your payment should be in the form of a Certified Check, Cashier’s Check or Money Order. Payment shall be made out to Commissioner of Transportation.

Once I make the full payment, when will I receive the deed?

Once payment is received in full, the deed will then be drafted, signed, notarized, sealed and recorded. You may expect to receive an executed deed and recording data within several weeks.

Who records the deed?

MnDOT records the deed and requests recording information to be returned to the Conveyance Unit. The purchaser will receive a recorded copy of the Quit Claim Deed.

Does MnDOT provide a building inspection?

If the City where the building resides requires us to have a building inspection we will contract one. The bidders would then have access to that building inspection report. We do not provide a building inspection at the request of a bidder. The building(s) are sold “AS IS”. You may contract a building inspection, at your own expense.

If the property is not sold and becomes available Over the Counter for Immediate Purchase, can I make a down payment and still have 45 days to pay in full?

No, our Over the Counter sales need to be paid in full at the time of purchase.

Can I offer lower than the requested amount on Over the Counter Properties?

No, you cannot. Properties are reviewed after one year to see if the value has changed.

Do you provide any kind of interpretive services to those who have English as a second language?

All of our bid openings have the ability to have on-demand interpretive services for over 200 languages.

If you still have questions after reviewing this document, please feel free to contact Becky Swenson at 612-322-0387 or by email at rebecca.swenson@state.mn.us.