

**CROOKED CREEK
WATERSHED DISTRICT
NOTICE OF PUBLIC LAND SALE**

Summary: The Crooked Creek Watershed District proposes to sell one parcel of wooded land totaling 22 acres more or less in the Crooked Creek Watershed of Houston County, MN. Said parcel consists of a wooded hillside located in the south one half of the southwest one quarter of Section 27, T-102-N, R-5W. The proposed land sale will split Houston County Tax Parcel #09.0271.002.

Bids: Persons submitting bids will be expected to rate said bid on a per acre basis. Sale price will be on a "per acre bid" times the surveyed acres. The sale price will be adjusted to coincide with the total acres listed on a land survey of the parcel. Bid winner will be expected to pay 100% of all associated land surveying costs prior to closing of the sale. In addition, the bid winner will be responsible for all costs associated with closing the sale. Bids shall be sent to: Crooked Creek Watershed District Adm., 805 N. Hwy. 44/76, Suite 1, Caledonia, MN 55921. Bids can be sent by mail or in person and shall include earnest money in the amount of ~ \$2,000. Bid opening will be at 1p.m. on April 20, 2018 and all bids are due to be delivered to the Watershed Administrator by noon on this date. The Crooked Creek Watershed District reserves the right to accept any submitted bid or reject any or all bids regardless of reason.

Information: Any questions pertaining to the proposed sale can be mailed to the Watershed Administrator at the address above prior to the bid opening date. The Crooked Creek Watershed District purchased said property in 2014 as part of a larger 62.1 acre parcel from a neighboring property owner. As a means to turn some property back into privately owned land, and once again put the property back on the tax rolls, the Watershed is hereby offering this parcel for sale to the general public. Said parcel is subject to a perpetual easement over and across any portion of said property and will be retained by the Watershed for all ingress and egress purposes. Access to the parcel will be limited to travel by foot from the Township road (Link Hill Rd.). Access by motorized vehicle via Crooked Creek Watershed properties will require written permission from Crooked Creek Watershed to access the parcel. A certified survey of the parcel property lines by a MN Licensed Land Surveyor is required prior to closing of the sale. Buyer of said parcel shall be responsible for 100% of the cost associated with said survey.

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