

February 1, 2025

Senator John Marty, Co-chair
Senator Eric Pratt, Co-chair
Finance Committee

Representative Zach Stephenson, Co-chair
Representative Paul Torkelson, Co-chair
Ways and Means Committee

Senator Karin Housley, Co-chair
Senator Sandra L. Pappas, Co-chair
Capital Investment Committee

Representative Mary Franson, Co-chair
Representative Fue Lee, Co-chair
Capital Investment Committee

SENT VIA EMAIL

Re: 2024 Sale of Real Property

Dear Legislators:

The attached report is submitted on behalf of the Department of Administration and in accordance with Minnesota Statutes §16B.24, Subdivision 3a. The report outlines sales or other transfers of real property owned by the state that have occurred in calendar year 2024.

This report does not apply to real property held by the Department of Natural Resources, the Department of Transportation, or the Board of Water and Soil Resources, except for real property that has been used for office space by any of those agencies, and property owned by the Board of Trustees of the Minnesota State Colleges and Universities or the University of Minnesota.

Please contact Julie Bayerl, julie.bayerl@state.mn.us if you have any questions or need assistance.

Sincerely,

Tamar Gronvall
Commissioner

Attachment

Cc: Legislative Reference Library
Major General Shawn Manke, Adjutant General of the Minnesota National Guard
Kent Whitworth, Director and CEO, Minnesota Historical Society

Sale of Real Property Report

February 1, 2025

Sales occurring January 1, 2024 – December 31, 2024



This information will be made available in alternate format,
for example, large print, Braille, or cassette tape, upon request
at TTY 1-800-627-3529 or by contacting:

Real Estate and Construction Services
651.201.2550

Cost to prepare this report: \$300.00

2024 SALE OF REAL PROPERTY

Requirements: By February 1 of each year, the Commissioner of Administration reports sales or other transfers of real property owned by the state that have taken place in the preceding calendar year. The report includes a description of each property, reason for the sale, the name of the buyer, and the price for which the property was sold. See Minn. Stat. §16B.24(3a)

Exclusions: This does not include real property held by the Department of Natural Resources, the Department of Transportation, or the Board of Water and Soil Resources, except for real property that has been used for office space by any of those agencies. It also does not include property transacted by the University of Minnesota or the Board of Minnesota State Colleges and Universities. The report does not include the sale of easements.

This report covers the period from January 1, 2024 to December 31, 2024.

ROCK COUNTY

Department of Military Affairs

Buyer: County of Rock, Luverne Minnesota

Acreage of Land Conveyed: 0.59 acres

Transfer Date: October 17, 2024

Purchase Price: \$295,000.00 (Pursuant to M.S. §193.36, Subd. 2, consideration was in form of contributions to construction of new armory. Rock County contributions: Lot and infrastructure costs ~\$187,500.00 and road upgrades ~\$850,648.00. Additionally, pursuant to M.S. §193.36, Subd. 2a, building to remain in public use.

Reason For Sale: Surplus, no longer needed for military purposes.

Description of Property:

Address: 309 S. Freeman St.
Luverne, MN 56156

Legal description: The North Seventy-Six (76) feet of Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Three (3) in Warren and Kniss' Addition to Luverne.

Square Footage of Building: 20,898 sq ft.

YELLOW MEDICINE COUNTY

Minnesota State Historical Society

| | |
|------------------------------------|---|
| Buyer: | Upper Sioux Community |
| Acreege of Land Conveyed: | Approximately 19.1 acres within the existing park boundaries |
| Square Footage of Building: | n/a |
| Transfer Date: | March 15, 2024 |
| Purchase Price: | \$0 |
| Reason For Sale: | As directed by Laws of Minnesota 2023, Chapter 60, Article 4, Section 97, which provided: |

Sec. 97. UPPER SIOUX AGENCY STATE PARK; LAND TRANSFER.

(a) The commissioner of natural resources must convey for no consideration all state-owned land within the boundaries of Upper Sioux Agency State Park to the Upper Sioux Community.

(b) Upon approval by the Minnesota Historical Society's Executive Council, the Minnesota Historical Society may convey for no consideration state-owned land and real property in the Upper Sioux Agency Historic Site, as defined in Minnesota Statutes, section 138.662, subdivision 33, to the Upper Sioux Community. In cooperation with the commissioner of natural resources, the Minnesota Historical Society must identify any funding restrictions or other legal barriers to conveying the land.

(c) By January 15, 2024, the commissioner, in cooperation with the Minnesota Historical Society, must submit a report to the chairs and ranking minority members of the legislative committees with jurisdiction over environment and natural resources that identifies all barriers to conveying land within Upper Sioux Agency State Park and recommendations for addressing those barriers, including any legislation needed to eliminate those barriers.

Description of Property: Those parts of Township 115 North, Range 38 West, Yellow Medicine County, Minnesota, described as follows:

Government Lot 1, Government Lot 2, the Northwest Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter, and that part of Government Lot 3 described as follows:

Part of Lot 1 of Government Lot 3 beginning at the north and south centerline of said Section 28 at the intersection of said Line with the Minnesota River; thence south 75 links; thence east 7-8 chains to the Yellow Medicine River; thence down said river to the Minnesota River; thence up the Minnesota River to the point of beginning, all in Section 28, and Lot 4 and the Northeast Quarter of the Southeast Quarter and a point of the West Half of the Southeast Quarter of Section 29 described as follows: Commencing at the southwest corner of the Northeast Quarter of the Southeast Quarter, thence running South 2.97 chains, thence West 4.5 chains, thence North in a straight line parallel to the West line of said last named forty to a point 4.5 chains West of the northwest corner of said forty;

thence East 4.5 chains to the northwest corner of said forty; thence South to the place of beginning; ALSO the following described lands in said Section 29, to-wit:

Commencing at the southwest corner of said Northeast Quarter of said Southeast Quarter of said Section 29; thence running South 2.97 chains, thence in a straight line South; variation 69 degrees 45 minutes East to the East line of said Southeast Quarter of said Section 29; thence North along the said East line to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 29; thence West along the South line of said last named forty to the place of beginning.

The Southwest Quarter of the Southwest Quarter EXCEPT that part which lies between two lines running parallel with and distant 60 feet and 75 feet southwesterly of the following described line:

Beginning at point on the westerly boundary of Section 30, Township 115 North, Range 38 West, distant 216 feet southerly of the northwest corner thereof; thence run southeasterly at an angle of 67 degrees 08 minutes with said westerly boundary for a distance of 1460.1 feet; thence deflect to the right at an angle of 14 degrees 02 minutes for a distance of 940.9 feet; thence deflect to the left at an angle of 23 degrees 02 minutes for a distance of 736 feet; thence deflect to the right on a 3 degrees 00 minute curve, delta angle 10 degrees 59 minutes for a distance of 366.1 feet; thence on tangent to said curve for a distance of 2386.7 feet; thence deflect to the right on a 2 degree curve, delta angle 13 degrees 53 minutes for a distance of 694.2 feet; thence on tangent to said curve for a distance of 1300 feet and there terminating, all in Section 29.

And

Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-Nine (29), Township One Hundred Fifteen (115), Range Thirty-Eight (38).

And

Lots Eight (8) and Nine (9) in Block Three (3), and Lots Five (5) and Six (6) in Block Eight (8), Village of Yellow Medicine in Section Twenty-nine (29), Township One Hundred Fifteen (115) North, Range Thirty-eight (38) West. Which said Lots are otherwise known and described as follows: As a starting point commence at a point 660 feet North, 73 degrees West, and 396 feet North, 17 degrees East, from a point 480 feet North, 3 degrees and 15 minutes East, from the South Quarter post of said Section 29, running thence North, 17 degrees East, a distance of 175 feet, thence Westerly at right angles 66 feet, thence Northerly at right angles 175 feet, thence Westerly at right angles 132 feet, thence Southerly at right angles 175 feet, thence Easterly at right angles 66 feet, thence Southerly at right angles 175 feet, thence Easterly at right angles 132 feet to the place of beginning, all being in Section 29, Township 115, Range 38.

And

The Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), the North One-Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and the South One-Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$), all in Section 30

And

The East Half of the Northwest Quarter, and that part of the following described two (2) parcels located in the Northeast Quarter of Section 32, which lies Northerly of Minnesota Highway #67 as it now exists:

PARCEL 1

Commencing on the section line 3 chains and 94 1/2 links south of the northeast corner of said Section 32; thence running South on said section line 2 chains; thence South 40 degrees 30 minutes West 8.50 chains; thence North 45 degrees, 30 minutes West 5.28 chains; thence South 42 degrees West 1 chain; thence North 26 degrees 15 minutes West 5.25 chains; thence North 65 degrees 20 minutes East 5 chains; thence South 24 degrees 40 minutes East 1 chain; thence South 83 degrees 30 minutes East 7.18 chains to the place of beginning.

PARCEL II

Commencing at the Northeast corner of said Section 32; thence South on the section line 466 feet; thence North 79 degrees West 100 feet; thence South 62 degrees West 430 feet; thence North 56 degrees West 100 feet; thence North 75 degrees West 200 feet; thence South 73 degrees West 480 feet; thence North 59 3/4 degrees West 400 feet; thence North 26 1/2 degrees West 505 feet, where it intersects the section line; thence East on the section line 1792 feet to the place of beginning. And,

That part of Tract A described below:

Tract A. The Northeast Quarter of the Northeast Quarter of Section 32, excepting therefrom 6.85 acres conveyed to Jacob Fisk by Warranty Deed dated June 10, 1872; also excepting therefrom 11 acres sold and conveyed to Brede Iverson by Warranty Deed dated June 28, 1875 and excepting real estate heretofore conveyed to Hans Amundson by Quit Claim Deed recorded in Book T of Deeds, on page 585; Which lies northerly of Line 1 described below:

Line 1. From a point on the east line of said Section 32, distant 260.37 feet southerly of the northeast corner thereof, run southwesterly on a bearing of South 40 degrees 30 minutes 00 seconds West, 561 feet to the point of beginning of Line 1 to be described; thence run southwesterly to a point distant 100 feet northeasterly (measured at right angles) of a point on Line 2 described below, distant 729 feet northwesterly of its point of termination; thence continue southwesterly on the last described course to an intersection with a line run parallel with and distant 85 feet northeasterly of said Line 2; thence run northwesterly parallel with said Line 2 to an intersection with the west line of Tract A described above and there terminating.

Line 2. Beginning at a point on the west line of Section 30, Township 115 North, Range 3 8 West, distant 216 feet southerly of the northwest corner thereof; thence run southeasterly at an angle of 67 degrees 08 minutes 00 seconds from said west line for 1460.1 feet; thence deflect to the right at an angle of 14 degrees 02 minutes 00 seconds for 940.9 feet; thence deflect to the left at an angle of 23 degrees 02 minutes 00 seconds for 736 feet; thence deflect to the right on a 03 degrees 00 minute 00 second curve (delta angle 10 degrees 59 minutes 00 seconds) for 366.1 feet; thence on tangent to said curve for 2386.7

feet; thence deflect to the right on a 02 degree 00 minute 00 second curve (delta angle 13 degrees 53 minutes 00 seconds) for 694.2 feet; thence on tangent to said curve for 2352 feet; thence deflect to the left on a 01 degree 30 minute 00 second curve (delta angle 12 degrees 59 minutes 00 seconds) for 865.6 feet; thence on tangent to said curve for 2680.5 feet and there terminating.

All in Section 32 lying northerly of the Yellow Medicine River of said Northeast Quarter of the Northeast Quarter. And,

That part of the North Half of the Northwest Quarter lying northerly of the Yellow Medicine River all in Section 33.

Subject to easements of record.

And

Torrens Property

Lots 1, 2, and 3, the East half of the South-west quarter and the West 60 acres of the West half of the South-east quarter of Section 29, also the tract of land described as follows: Commencing on the South line of said Section at a point 4.50 chains West of the South-east corner of the Southwest quarter of the South-east quarter of said Section, running thence North on a line parallel with the East line of said Section 16.75 chains, thence East 4.50 chains, thence South by needle variation, 69 degrees and 45 minutes East, to the East boundary line of said Section, thence South to South-east corner of said Section, thence West to place of beginning, all being in Section 29, Township 115, Range 38 in said County, excepting however from said lands Lots 8 and 9 of Block 3 and Lots 5 and 6 of Block 8 of the Town of Yellow Medicine according to the plat of said Town heretofore filed in the office of the Register of Deeds of Redwood County, Minnesota, which said Lots are otherwise known and described as follows: As a starting point commence at a point 660 Feet North, 73 degrees West, and 396 feet North, 17 degrees East, from a point 480 feet North, 3 degrees and 15 minutes East, from the South quarter post of said Section 29, running thence North, 17 degrees East, a distance of 175 feet, thence Westerly at right angles 66 feet, thence Northerly at right angles 175 feet, thence Westerly at right angles 132 feet, thence Southerly at right angles 175 feet, thence Easterly at right angles 66 feet, thence Southerly at right angles 175 feet, thence Easterly at right angles 132 feet to the place of beginning.