

NOTICE OF PENNINGTON COUNTY SEALED BID AUCTION FOR THE SALE OF COUNTY-OWNED REAL PROPERTY

BIDS CLOSE ON MAY 27, 2025, 9:00 A.M.

Notice is hereby given that Pennington County shall sell the following described parcels:

Legal Description: Lots 9, 10, 11, 12 of Block 27; Lots 17, 18, 19 of Block 28; Original Townsite of Thief River Falls

Property ID: R25.00322580, R25.00320470

Property Address: 318 Knight Ave. N.; 321 Knight Ave. N., Thief River Falls, MN 56701

The sale shall be subject to the following conditions:

1. Pennington County shall accept the bids in a manner they determine will be in the best interest of the County.
2. The properties shall be sold together “as is”.
3. All property sales are final.
4. Existing easements shall remain with the property.
5. The County shall reserve all iron ore or other valuable minerals in and upon the lands.
6. A successful bidder will have 14 days to execute a purchase agreement for the real property. The sale of the real property must close within 60 days of the date of the purchase agreement.

TO SUBMIT A BID:

1. Sealed bids must be received by the Pennington County Auditor-Treasurer’s Office, 101 Main Avenue, North, PO Box 616, Thief River Falls, MN 56701, by 9:00 A.M. on May 27, 2025. Bids should include the name, address, phone number, and signature of the prospective bidder, along with the respective bid value.
2. Bids will be opened at 9:00 a.m. on Tuesday, May 27, 2025, in the Pennington County Justice Center Board Room, 141 Main Avenue South, Thief River Falls, MN 56701.
3. Bids will be considered at the May 27, 2025, 10:00 a.m. meeting of the Pennington County Board of Commissioners, Justice Center Board Room, 141 Main Avenue South, Thief River Falls, MN 56701.

FOR MORE INFORMATION OR TO SCHEDULE A SHOWING:

Contact Kevin Erickson, Pennington County Coordinator, at 218-683-7000 x150, or 101 Main Avenue North, Thief River Falls, Minnesota, 56701.

Pennington County reserves the right to waive any bid for non-conformity with the bidding process or reject all bids at its discretion. Pennington County may also waive minor nonconformities at their discretion.

BUILDING DETAILS

YEAR BUILT – 1979

SQUARE FOOTAGE – 8,850 SQ FT (INCLUDING ENTRYWAY)

ROOF – RUBBER (PARTIAL 2008, REMAINDER 2011)

HEATING/COOLING:

- ONE ROOFTOP UNIT REPLACED IN 2022**
- ONE ROOFTOP UNIT REPLACED IN 2014**
- AC CONDENSER REPLACED IN 2015**
- AC CONDENSER REPLACED IN 2016**
- THREE INDOOR HEATING UNITS/FURNACES**

Note: This building formerly housed Pennington County Human Services, which consists of 35+ employees. The building consists of many individual offices as well as open space suitable for cubicles, etc.

BUILDING FRONT (WEST SIDE) AND SOUTH SIDE



BUILDING FRONT (WEST FACING)



BUILDING REAR (EAST-FACING; ALLEY-ENTRANCE)



PARKING LOT (ACROSS THE STREET; WEST OF BUILDING)

LOT SIZE: 100' X 140'; PARKING AREA APPROXIMATELY 70' X 140'

