

PROPERTY DETAILS – 41 Mandalay Drive
18,183± sq. ft. (0.417 ±acres)
St. Louis County
MoDOT District 6

Property for sale:

The 0.417± acre parcel is located in the City of Manchester. This tract is adjacent to the outer roadway of Route 141, lying between Mandalay Drive and Firefly Court. This area is zoned R-1, Residential.

Land Description:

A tract of land being part of Mandalay Subdivision as recorded in Plat Book 062 Page 041, St Louis Co Missouri, being more particularly described as:

Commencing at the Southwest corner of Lot 3, Mandalay Subdivision as aforementioned; thence, S03° 31' 38"E, 50.16 feet to the point of beginning; thence, along a curve to the right, Chord Bearing S41° 29' 46"E, Chord distance 28.67 feet, radius 18.21 feet, length 33.00 feet; thence, S10° 25' 22"W, 149.44 feet; thence along a curve to the right, Chord Bearing S30° 28' 28"W, Chord distance 34.29 feet, radius 50.00 feet, length 35.00 feet; thence, S50° 31' 35"W, 35.35 feet; thence along a curve to the right, Chord Bearing N18° 08' 27"W, Chord distance 176.47 feet, radius 524.15 feet, length 177.32 feet; thence, along a curve to the right, Chord Bearing N23° 56' 22"E, Chord distance 21.43 feet, radius 20.00 feet, length 22.61 feet; thence along a curve to the right, Chord Bearing N71° 27' 23"E, Chord distance 104.39 feet, radius 200.00 feet, length 105.62 feet to the point of beginning containing 18183 square feet or 0.417 acres, more or less.

The taxing address of this tract is: 41 Mandalay Drive; Manchester, MO 63021

Access to Property: The deed of conveyance will contain the following reservation for limitation of access:

This conveyance is made upon the express condition that Grantee, its successors and assigns, shall have no right of direct access from the land herein conveyed to the adjacent highway now known as Route 141; except there shall be the usual right of direct access to Mandalay Drive.

Utility information: The following utility clauses will be added to the deed of conveyance:

THIS CONVEYANCE is made subject to easements of record and for construction or maintenance of utility facilities in place, if any, on the above described tract of land.

Grantee(s), by acceptance of this conveyance, covenant and agree for themselves, their successors and assigns, to permit Laclede Gas Company to maintain a 10' wide easement, centered on its existing gas facilities, for the purpose of maintaining, or

reconstructing their existing gas facilities and its appurtenances over, under, or across the land herein conveyed.

Permanent easements reserved by grantor: In the deed of conveyance, MoDOT will reserve a permanent slope easement as well as a permanent drainage easement. See the survey for location and size of easements.

Easement to Mandalay Subdivision: At the time of closing, the purchaser will be required to grant an easement to the Mandalay Subdivision for the purpose of erecting and maintaining a subdivision monument. See survey for location of this easement.

General Sales Information: This property is being sold by sealed bid. The terms of the sale include a ten percent (10%) down payment, to be submitted along with the sealed bid. Final payment will be required prior to recording of the deed. Down payment checks will be returned to all unsuccessful bidders. The sale will not be finally approved until it has been presented to the Missouri Highways and Transportation Commission at their next practical meeting date. The conveyance will be made by Quitclaim Deed. The deed will include utility clauses, a billboard restriction clause, a permanent drainage easement, a permanent slope easement, and an access clause. No title insurance will be offered; purchaser can obtain title insurance if they desire. Seller will pay no closing costs.

To place a bid, print and complete two original Sale Agreement documents, include your address and phone number and deliver this documentation along with a check for 10% of your bid in a sealed envelope addressed as follows:

Missouri Department of Transportation
1590 Woodlake Drive
Chesterfield, MO 63017
Attn: R/W Cindy Coleman
(MARK) SEALED BID DO NOT OPEN

Sealed bids will be accepted until 12:00 p.m. on the 30th of May 2008. We reserve the right to reject any or all bids. Winning bidder will be notified by mail and/or by phone. All bid data closed until sale is complete.

What information is available about this property?:

Map
Aerial Photograph
Survey
Sales Agreement

Who should I contact for more information?

For more information, please contact Cindy Coleman of MoDOT @ 314-340-4132 or modotrealtyassetd6@modot.mo.gov