

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

**Property for sale:**

**Asking Price for this tract is \$55,000.00**

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:** The terms of the sale include a ten percent (10%) down payment of the sale price on the day of contract. Final payment will be required prior to recording of the deed. The sale will not be final until it has been presented to the Missouri Highways and Transportation Commission at their next practical meeting date. The purchasing party will be required to pay recording fees upon execution of the deed by the Commission. The conveyance will be made by Quitclaim Deed, which will include a utility clause, billboard restriction clause, and access clause. At the time of closing, the purchaser will be required to grant a 155 square foot easement to the Mandalay Subdivision for the placing of a subdivision monument. Seller will pay no closing costs. No title insurance will be offered; purchaser can obtain title insurance if they desire.

**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](mailto:modotrealtyassetd6@modot.mo.gov)