



# For Sale by Sealed Bid

## MoDOT property in Carrollton, MO located on north side of Rt. 24/65

bids will be taken until 10 a.m. on Thursday, November 19, 2009, and opened promptly at 11 a.m.

Subject property is vacant land located in the northeast quadrant of Route 24 and Route 65 intersection- on the north side of Route 65/24, in the town of Carrollton.

Property includes: 3.395 acres more or less;

Conveyance will be by Quitclaim Deed (unless noted otherwise)

For details and terms of sale, contact Sam Grimes at 660-385-8680 or visit website at: [www.modot.org/realtyforsale](http://www.modot.org/realtyforsale)



MoDOT reserves the right to reject any and all bids. Any announcements made the day of sale supersede any and all advertisements.

## Auction Notes and Information

The subject property contains 3.395 acres, more or less and is located in the northeast quadrant of Route 24 and Route 65 intersection. The property has commercial development potential and lies along the east city limits of Carrollton. The property is irregular in shape and sits above grade of Route 24/65 on the west and below grade on the east. Access is from one 20-foot entrance which is also used as a temporary driveway that currently serves a private dwelling located to the north.

This property will be sold by sealed bid. Bids will be accepted until 10 a.m. and opened at 11 a.m. Conveyance of this MHTC fee interest property will be by Quitclaim Deed and will include an environmental assessment clause. Utilities will be addressed the day of sale. It will be the buyer's responsibility to seek his or her own opinion as to the state of title. The sale of the property will not be final today. Today's bid opening will determine the approved purchasing price. The sale will not be final until the Missouri Highways and Transportation Commission gives final approval of the sale.

The successful bidder, if not present for bid opening, will be contacted to sign the Sales Agreement. All bids must be accompanied by a check or money order for the 10% deposit the day of sale. The check or money order should be made payable to "The Department of Revenue, Credit State Road Fund". The balance is required from purchaser upon Commission approval and delivery of the fully executed Quitclaim Deed. All recording fees will be the responsibility of the purchaser.

It is the intention of the Missouri Highways and Transportation Commission to deed all property and property rights that are owned by the Missouri Highways and Transportation Commission and no more. It is not the intention of the Missouri Highways and Transportation Commission to convey any property or property rights legally belonging to other parties. It is the responsibility of the purchasing party to acquire title insurance, if so desired.

There has been an Environmental Site Assessment done on the lot and all noted items have been addressed. The Site Assessment was for MoDOT use only. The results of those inspections are available to interested parties.

Missouri Highways and Transportation Commission reserves the right to reject any or all bids. Any announcements made on the day of sale supersede any prior written or verbal information. Bidders do not need to be present. All bids must be received in our district office no later than 10 a.m.

For additional information contact: Sam Grimes at 660-385-8680 or [sam.grimes@modot.mo.gov](mailto:sam.grimes@modot.mo.gov)