

# For Sale by Public Auction

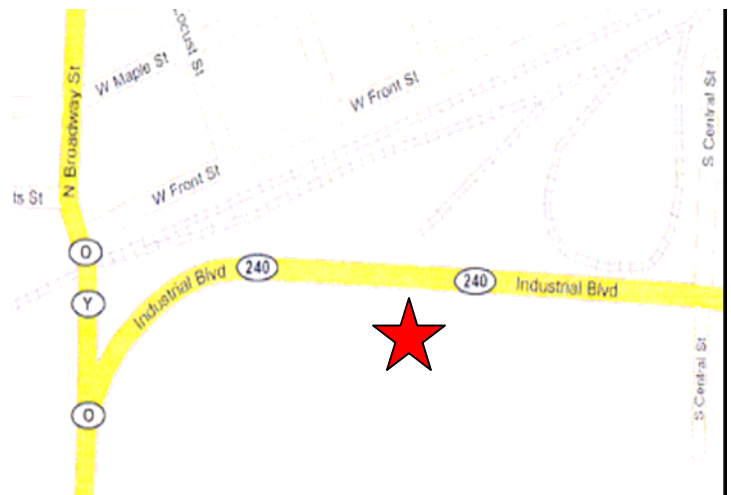
## MoDOT Slater Maintenance Facility

### On Route 240

Sold by public auction on Wednesday, November 4, 2009, at 11 a.m. sharp  
Building will be open for viewing 1 hour prior to auction  
(Located on the south side of Route 240, approximately 1 block east of intersection  
Route 240 and Broadway Street in Slater)

Property includes: 5 acres more or less;  
7-bay Concrete Block Building w/office area; several storage  
buildings; and other improvements

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. Knight Auction Service will conduct auction.

## Auction Notes and Information

Conveyance of this MHTC fee interest property will be by Quitclaim Deed and will include an environmental assessment clause and utility easement clause as indicated on the attachment. It will be the buyer's responsibility to seek his or her own opinion as to the state of title. At the time of closing, conveyance documents will be provided for the buyer to grant easements for existing utilities. The sale of the property will not be final today. Today's auction 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 purchaser must sign the Sales Agreement and the purchaser must provide a 10% deposit on 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.

This property contains 5 acres, more or less. All improvements on the property will be sold with the real estate. The improvements include: one 3,780 square foot, 7-bay, concrete block structure, with composite shingle roof; one salt bin dome structure containing 1,800 square feet, with 8' concrete sidewalls and wood frame with composite shingle roof; brine tank station, two 500 gallon gasoline tanks in a concrete containment structure; small wooden storage shed containing 960 square feet, one chemical storage unit containing 192 square feet.

Keys will be included in the final sale of the property. The keys will be given to the purchaser at closing. It will be purchaser's responsibility to change the locks if he desires to do so.

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, and was not a complete Phase I Environmental Site Assessment conducted per ASTM E-1527 and ASTM E-1528 standards. An asbestos, hazardous material, and lead paint inspection has also been completed. The results of those inspections are available to interested parties. Abatement and proper disposal of any hazardous materials is the responsibility of the purchaser.

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.