

E6-897

PROPERTY DETAILS – Tract 1 of the Soulard Parcels (Fronting Geyer Street along Interstate 55/44

12,613± sq. ft. (0.29±acres)

St. Louis City

MoDOT District 6

Property for sale:

Triangular shaped, vacant parcel of land, level terrain with a few trees but mostly open ground. Fronts approximately 155 feet of Geyer Avenue. The property is zoned Multiple Family Residential and Commercial.

Land Description:

A tract of land located in part of City Block 396 and a portion of a roadway vacated by Ordinance 47351, City of St. Louis, MO, being more particularly described as:

COMMENCING at the Northern Right of Way line of Geyer Ave. (60') and the Western Right of Way line of Menard (60'), thence Westerly along the aforementioned Right of Way line of Geyer Ave., 294.53 feet to the POINT OF BEGINNING; thence, North 63 Degrees 14 Minutes 14 Seconds East, 225.32 feet; thence, South 19 Degrees 36 Minutes 34 Seconds West, 162.29 feet; thence, North 70 Degrees 41 Minutes 25 Seconds West to the POINT OF BEGINNING, containing 12,613 square feet, more or less.

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(s), their successors and assigns, shall have no right of direct access from the land herein conveyed to the adjacent highway now known Interstate Route 44 or Interstate Route 55, including their right of way, all such rights of direct access being reserved by Grantor, except there shall be the usual right of direct access to any adjacent alley. Grantee must obtain approval of the City of St. Louis to gain access from city streets.

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

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

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

General Sales Information: This property is being sold by sealed bid. 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 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. MoDOT's deed will include a utility clause, billboard restriction clause, and access clause. No title insurance will be offered; purchaser can obtain title insurance if they desire.

To place a bid, print and complete two original Sales Agreement and deliver them 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 10:00 A.M. on the 19th of November 2009. 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
Plan Sheet
Aerial Photographs
Sales Agreement
Conveyance Document (Quitclaim Deeds)
Zoning Map
Survey

Who should I contact for more information?

For more information, please contact Cindy Coleman of MoDOT @ 314-453-1824 or modotrealtyassetd6@modot.mo.gov.