

PROPERTY DETAILS – 1045 Majestic Drive
112,787 ± sq. ft. (2.59 ± acres)
St. Louis County
MoDOT District 6

Property for sale:

The 2.59± acre parcel is located in unincorporated St. Louis County. The triangular shaped tract fronts 632.2' along the west side of Majestic Drive (the west outer road of Route 141) extending south across from Centurion along a curve. It measures 349.76' on the north end and 640.08' along the south boundary. The probable use of this property is Commercial. The property is zoned C-8 which has certain restrictions which may or may not currently apply. Purchaser is on notice to review at its discretion.

Land Description:

A tract of land in the Northeast quarter of the Northeast quarter of Section 30, Township 44 North, Range 5 East, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a point on the South Western line of Highway 141, 80 feet wide, at its intersection with the Southern line of Valley Park Hills Subdivision as recorded in Plat Book 7 Page 75 of the St. Louis County Missouri Records, and also being the North line of Section 30, thence leaving said intersection and running along said Southwestern Road line South 35 degrees 45 minutes 00 seconds East, a distance of 166.47 feet to a point on said road line, said point also being a Northernmost corner of Sancta Maria Estates Plat 2 as recorded in Plat Book 223 Pages 34 through 36 of the St. Louis County, Missouri Records; thence leaving said road line along a Western line of said Sancta Maria Estates Plat 2, South 00 degrees 54 minutes 00 seconds West, a distance of 264.64 feet to a corner of said Sancta Maria Estates Plat 2; thence along a Northern line of said Sancta Maria Estates Plat 2 and along a Northern line of Sancta Maria Estates Plat 1 as recorded in Plat Book 228 Pages 90 and 91 of the St. Louis County, Missouri Records, North 88 degrees 30 minutes 43 seconds West a distance of 640.08 feet to an angle point in the said Northern line of Sancta Maria Estates Plat 1, and also being the Southeastern corner of Sancta Maria Estates Plat 3, as recorded in Plat Book 237 Pages 1 and 2 of the said St. Louis County, Missouri Records; thence leaving said corner along the Eastern line of said Sancta Maria Estates Plat 3, North 00 degrees 54 minutes 00 seconds East, a distance of 394.76 feet to a point in the Southern line of said Valley Park Hills Subdivision, and also being the North line of said Section 30; thence along the Southern line of said Valley Park Hills Subdivision 88 degrees 45 minutes 58 seconds East, a distance of 540.66 feet back to the POINT OF BEGINNING, EXCEPTING THEREFROM that part taken by the State of Missouri under Cause No. 619464 a copy of which is recorded in Book 9189 Page 45.

The taxing address of this tract is: 1045 Majestic Drive; Fenton, MO 63026.

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, their successors and assigns, shall have no right of direct access from the land herein conveyed to the adjacent highway now known as Relocated State Route 141, including its right of way, all such rights of direct access being reserved by Grantor, but there is reserved the right of usual direct access to the South Outer Road from the North property line of this conveyance to a point opposite Route 141 centerline Station 44+30 and also to the South Outer Road from centerline Station 45+90 to the South property line of this conveyance.

Utility information: The following utility clause 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.

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 two Quitclaim Deeds, one executed by MoDOT and the other executed by David W. Matula and Patricia S. Matula, Husband and Wife, who share interest in the property. 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 Earnest Money Escrow Agreement documents 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 1:00 p.m. on the 11th of September 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
Plan Sheet
Aerial Photograph
Sales Agreement
Earnest Money Escrow Agreement
Title Commitment

Conveyance Document (Quitclaim Deeds)

Who should I contact for more information?

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