

INVITATION FOR BIDS
RE: SEALED BID SALE OF LAND
FRANKLIN COUNTY, MO
E6-1140

Please be advised that "Sealed Bids" will be received by the State of Missouri, acting by and through the Missouri Highways and Transportation Commission, until 1 p.m., on the 31st day of March, 2011, at the Commission's District 6 office located at 1590 Woodlake Drive, Chesterfield, MO 63017. At that time, each bid will be opened and read.

GENERAL LOCATION AND DESCRIPTION OF LAND:

The land is on the northern side of Highway 100, 1.8 miles +/- west of the Interstate 44 highway interchange and 6.2 miles +/- east of the city of Washington, Missouri. The address is 802 Homestead Lane, Villa Ridge, Missouri and is located in Franklin County, an unincorporated area, within a Suburban Development (SD) zoning district in the Homestead Acres Subdivision. Please contact Franklin County and the City of Villa Ridge for questions regarding zoning requirements. There is access from Homestead Lane but not Highway 100. The lot is wooded, has a creek that runs through it, has some large rock fill, and is contoured. It is irregular in shape but closely represents a triangle that contains approximately 63,765 square feet or 1.4639 acres, which is smaller than purchased for the Highway 100 improvement project. Utilities are available to the subject area but will need to be confirmed by the purchaser. There was a previous house that was connected to public utilities and a septic tank that was bulldozed and/or demolished.

GENERAL INFORMATION:

The Missouri Highways and Transportation Commission in accordance with the provision of Title 6 of the Civil Rights Act of 1964 (P.L. 88-352, 15CFR, Part 8) issue pursuant to such act, hereby notifies you that the bidding process entered into, pursuant to this letter will be awarded to the highest responsive bidder without discrimination on the grounds of race, color, age, sex, ancestry, religion, national origin or handicap.

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 sales 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. The deed will include access and easement clauses. No title insurance will be offered; purchaser can obtain title insurance if they desire.

To place a bid, print and complete two original Sales Agreements and deliver them in an envelope clearly marked **"Sealed Bid – E6-1140 - DO NOT OPEN"** on the outside of the envelope. Bids may be mailed or hand delivered at anytime up until the actual bid opening time.

THE MINIMUM BID AMOUNT IS \$29,000.00

PLEASE NOTE: A down payment of 10% of the bid amount must be included with your bid, made out to "Director of Revenue – Credit State Road Fund". Unsuccessful bidders will have the un-cashed down payment refunded after the bid opening or mailed back as soon as possible. The successful bidder will have the down payment applied to the purchase price.

The commission reserves the right to reject any and/or all bids. The property is available for inspection anytime. For additional information or questions, contact Bob Rugraff at (314) 453-1826.

Sincerely,

Ed Hassinger
District Engineer