

INVITATION FOR BIDS

RE: SEALED BID SALE OF WETLAND RAY COUNTY

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 3:00 p.m. local time, on the 29th day of April, 2010, at the Commission's District 4 office located at 600 NE Colbern Road, Lee's Summit, Missouri 64086. At that time, each bid will be publicly opened and read.

GENERAL LOCATION AND DESCRIPTION OF LAND:

The subject area is an entire quarter section of land located approximately two miles east of the city limits of Henrietta, Missouri in the southeast quadrant of the junction of East 84th Street and Long Lake Road. It is a 161.05 acre square shaped parcel located in the North half of the Southwest quarter, the Southeast quarter of the Southwest quarter, and the Southwest quarter of the Southwest quarter, all in Section Twelve (12) Township Fifty-One (51) North, Range Twenty-Seven (27) West. The site has access from two county roads on the north and west sides. It is surrounded by level row crop farmland.

A portion of subject area is a protected wetland area. It is subject to specific laws governing this type of environment. Please read Conservation Easement Exhibit C (located within the General Warranty Deed) for exactly what can and cannot be done on the land and where you can and cannot do it.

The subject area is protected by the Henrietta Crooked River and Crooked River Drainage Districts. There are annual taxes assessed under the Ray County Drainage Tax. The successful bidder will be responsible for all associated taxes upon acceptance of the conveyance deed. NOTE: The bill comes out in November and is payable on or before December 31, every year. Penalties will be assessed after January 1.

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.

Bids must be submitted on the form provided. Forms are available at the District 4 office (address given above) or downloadable from our website (www.modot.org/realtyforsale/) and must be mailed in an envelope clearly marked "Sealed Bid - Ray County Wetland - Do Not Open" on the outside of the envelope. Bids may be hand delivered at anytime up until the actual bid opening time.

THE MINIMUM BID AMOUNT IS \$200,000

PLEASE NOTE: A \$10,000 down payment 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 via foot. No vehicles will be allowed for inspections.

SPECIFIC INFORMATION RELATED TO THE CONSERVATION EASEMENT:

This conveyance is comprised of a General Warranty Deed and a Conservation Easement (Exhibit C) with three other exhibits A, B & D (Please refer to the enclosed documents or review them online at www.modot.org/realtyforsale/). There is also a color-coded exhibit that says “Ray 13 Wetland Mitigation Site” on the top of the page. Area A – In orange is the unrestricted portion of the land. Area B – In green is a buffer area to the actual wetlands and has restricted uses. Area C – In blue is the actual fully restricted wetland area. In the following information, Areas A, B & C will be referred to according.

The intended use of the subject area is for recreational purposes including waterfowl hunting and fishing. The successful bidder is expected to be a good steward of the land, in particular Areas B & C. These areas are conveyed under a Conservation Easement. The wording in the easement explains various prohibitions within Areas B & C (it is comprehensive but not all inclusive). These areas are not intended for public use. Both areas will be monitored from time to time for prohibited usage and general compliance of the Conservation Easement.

Area B – Can be accessed via two property gates (one in the northeasterly corner and one in the southwesterly corner). It can also be accessed from 84th Street or Long Lake Road as long as there is no excavation to construct the entrances or grade the land. Motorized vehicles are allowed. Digging of pits or excavation is strictly prohibited in this area. Above ground blinds are acceptable.

Area C – The intent of this land is to have as minimal as possible impacts to it. No motorized vehicles (including motorized boats) are allowed. No digging or excavation is allowed. Hunting is allowed.

Area A – Is not restricted. The usage of this area should comply with the Clean Water Act (as all land should). This area has an active well on it.

For additional information or questions, contact Brad Wise at 816-622-6364.

Sincerely,

Beth Wright, P.E.
District Engineer