

INVITATION FOR BIDS

RE: SEALED BID SALE OF LAND FRANKLIN COUNTY, MO E6-1018

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 31 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:

This parcel is located at the intersection of West Springfield and Elmont Roads in the city of Sullivan, MO. It is irregular in shape and contains approximately 37,026 square feet, or .85 acre, of land.

The property has approximately 194 feet of frontage along West Springfield Road, approximately 107 feet along Elmont Road, 187 feet along Jackson Street, 258 feet along Fourth Street, and 61 feet along Division Street. With regard to access, as a condition of sale the Purchaser will agree to undertake the following actions with respect to roadway improvements on the abutting roadways to the subject property:

1. A traffic signal at the intersection of Elmont and Springfield shall be installed within 6 months of the closing on the property, regardless of whether the property is developed by the buyer. The buyer shall complete the traffic analysis, design and construction of the new signals. The traffic analysis shall assess the future impacts of the development on the existing intersection to complete an accurate design of the traffic signal system. The signal shall meet all MoDOT requirements and standards.
2. Petition the City of Sullivan for the vacation of Division Street.
3. Apply to the Commission for a permit to acquire a break in access onto West Springfield, and follow all permit processes required for a break in access to the Commission's satisfaction.

The site's topography is generally level with sufficient drainage and mostly clear of vegetation. Utilities are available to the subject area. It is located primarily in Flood Zone "C" according to Flood Insurance Community Panel No. 2901360002B- Map Date: 06/15/1981. Zone "C" is the flood insurance rate zone of minimal to moderate flood hazard (where flood insurance is available but not required by federally regulated lenders.)

The subject property is currently zoned "C-4," General Commercial District.

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 a clause to limit access. No title insurance will be offered; purchaser can obtain title insurance if so desired.

To place a bid, print and complete two original Sales Agreements and deliver them in an envelope clearly marked **“Sealed Bid – E6-1018 - 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 \$120,000.00.

PLEASE NOTE: A down payment of 10% of the bid amount must be included with your bid, made payable to “Director of Revenue – Credit State Road Fund”. Unsuccessful bidders will have the uncashed 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 **Nicole Kreisel** at 314-453-1825.

Sincerely,

Ed Hassinger
District Engineer