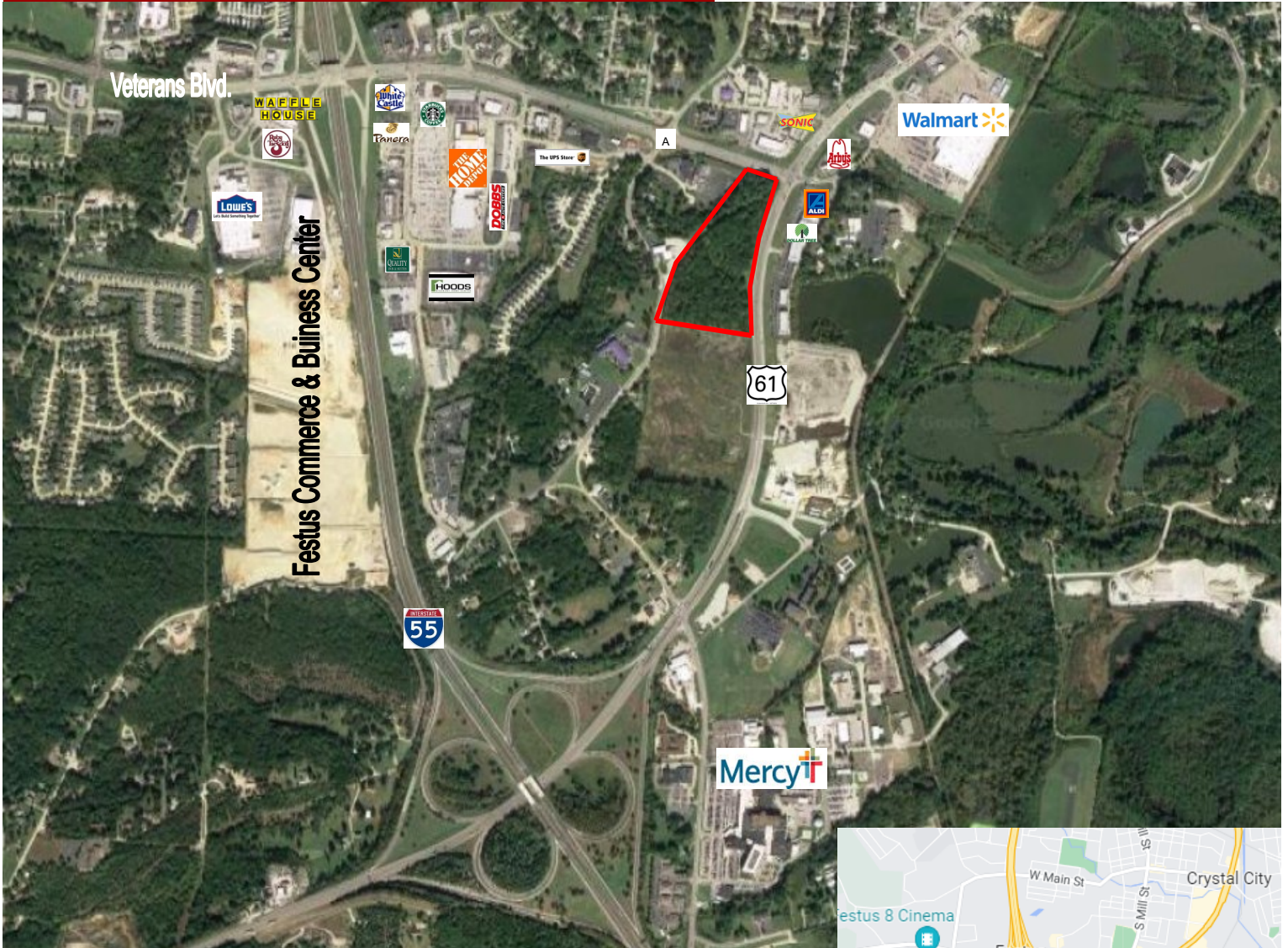


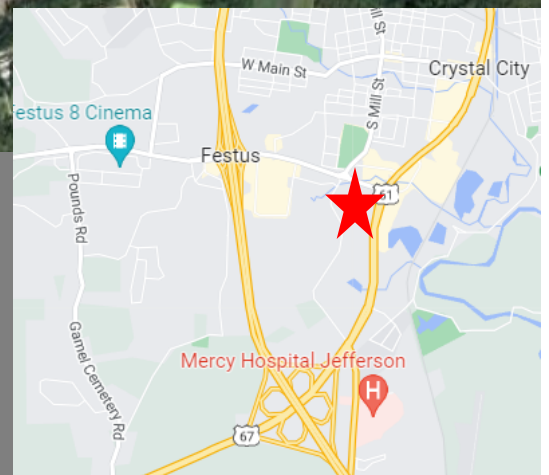
FOR SALE

15.62 ACRES at Hwy 61 & Hwy A
FESTUS, MO 63028



- Approx. 15.62 acres at the intersection of Hwy A and 61
- High visibility on 61 & 67
- Possible retail or apartment site
- Adjacent to Walmart
- Zoned B-2, local business
- 2021 RE Taxes: \$9,596

FOR SALE: \$1,870,000.00



FOR MORE INFORMATION

Steve Bahn

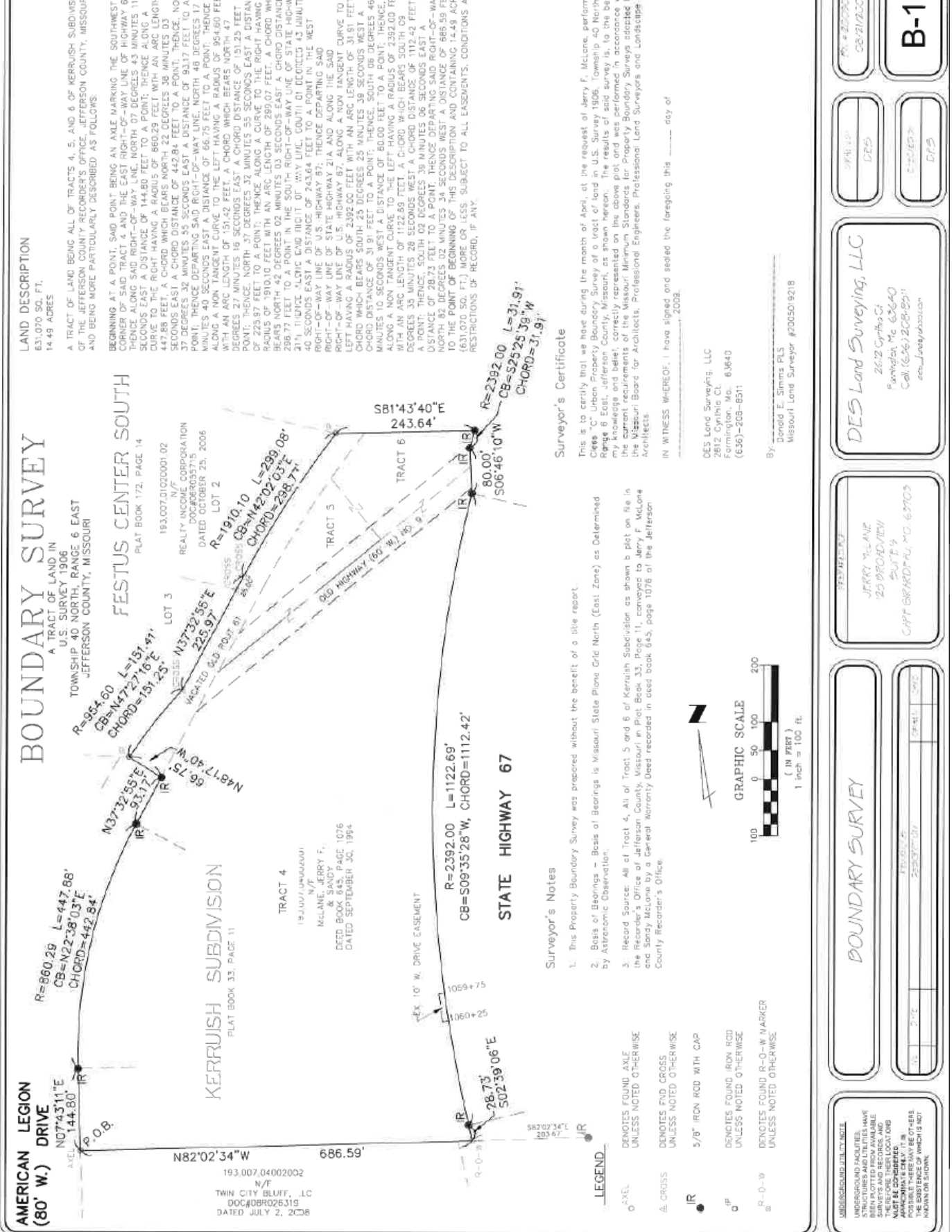
Steve@bahnrealty.com
314.503.7601



5024 Griffin Road | St. Louis, MO 63128 | P: 314.849.5858 | F: 314.849.6047 www.BahnRealty.com

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.





LAND DESCRIPTION

631,070 SQ. FT.
14.49 ACRES

A TRACT OF LAND BEING ALL OF TRACTS 4, 5, AND 6 OF KERRUSH SUBDIVISION OF THE JEFFERSON COUNTY RECORDER'S OFFICE, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN AXLE MARKING THE SOUTHWEST CORNER OF SAID TRACT 4 AND THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 67, THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 07 DEGREES 43 MINUTES 11 SECONDS TO THE RIGHT HAND CORNER OF SAID TRACT 4, A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1448.00 FEET, AN ARC LENGTH OF 447.88 FEET, A CHORD WHICH BEARS NORTH 22 DEGREES 58 MINUTES 17 SECONDS EAST, A CHORD DISTANCE OF 442.84 FEET TO A POINT, THENCE NORTH 37 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 93.17 FEET TO A POINT, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 48 DEGREES 17 MINUTES 40 SECONDS EAST, A DISTANCE OF 66.75 FEET TO A POINT, THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 954.60 FEET WITH AN ARC LENGTH OF 151.42 FEET, A CHORD WHICH BEARS NORTH 47 DEGREES 27 MINUTES 16 SECONDS EAST, A CHORD DISTANCE OF 151.25 FEET TO A POINT, THENCE NORTH 37 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 225.97 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1910.10 FEET WITH AN ARC LENGTH OF 299.07 FEET, A CHORD WHICH BEARS NORTH 19 DEGREES 10 MINUTES 10 SECONDS EAST, A CHORD DISTANCE OF 299.08 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 219.10 FEET, A CHORD WHICH BEARS NORTH 12 DEGREES 03 MINUTES 40 SECONDS EAST, A DISTANCE OF 243.64 FEET TO A POINT, THENCE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF STATE HIGHWAY 21A AND ALONG THE SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2392.00 FEET WITH AN ARC LENGTH OF 31.91 FEET, A CHORD WHICH BEARS SOUTH 25 DEGREES 25 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 31.91 FEET TO A POINT, THENCE, SOUTH 08 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT, THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2392.00 FEET WITH AN ARC LENGTH OF 1122.69 FEET, A CHORD WHICH BEARS SOUTH 09 DEGREES 35 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 1122.42 FEET TO A POINT, THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1685.49 FEET WITH AN ARC LENGTH OF 28.73 FEET, A CHORD WHICH BEARS NORTH 82 DEGREES 02 MINUTES 34 SECONDS WEST, A CHORD DISTANCE OF 28.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 14.49 ACRES (631,070 SQ. FT.) MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

81°43'40"E
243.64'
TRACT 6
TRACT 5
TRACT 4
TRACT 3
TRACT 2
TRACT 1

Surveyor's Certificate

This is to certify that we have during the month of April, at the request of Jerry F. McLane, performed a Class "C" Urban Property Boundary Survey of a tract of land in U.S. Survey 1906, Township 40 North, Range 6 East, Jefferson County, Missouri, as shown hereon. The results of said survey is, to the best of my knowledge and belief, correctly represented on the above plot and was performed in accordance with the current requirements of the Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2008.

DES Land Surveying, LLC
2612 Cynthia Ct.
Farmingington, Mo. 63640
(636)-208-8511

By: Donald E. Simms PLS
Missouri Land Surveyor #2005019218

DES Land Surveying, LLC
2612 Cynthia Ct
Farmingington, Mo 63640
Call: (636) 208-8511
eas@desysurvey.com

JERRY McLANE
259 BROADVIEW
SUITE 4
CAPT GARFIELD, MO 63703

BOUNDARY SURVEY

NO.	DATE	REVISION	BY	CHKD

UNDERGROUND UTILITIES:
UNDERGROUND FACILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND ARE NOT GUARANTEED. LOCATIONS MUST BE CONFIRMED BY APPROPRIATE ONLY. IT IS THE BURDEN OF THE OWNER TO VERIFY THE EXISTENCE AND DEPTH OF ANY UTILITIES KNOWN OR SHOWN.

BOUNDARY SURVEY

A TRACT OF LAND IN U.S. SURVEY 1906 TOWNSHIP 40 NORTH, RANGE 6 EAST JEFFERSON COUNTY, MISSOURI

FESTUS CENTER SOUTH

183,007,010,0001,02
N/T
REALLY INCOME CORPORATION
DOC#BR035715
DATED OCTOBER 25, 2006
LOT 2

KERRUSH SUBDIVISION

193,007,040002002
N/T
TWIN CITY BLUFF, LC
DOC#BR026319
DATED JULY 2, 2008

193,007,040002002
N/T
MCLANE, JERRY F. & SANDY
DEED BOOK 843, PAGE 1076
DATED SEPTEMBER 30, 1994

STATE HIGHWAY 67

1059+75
1060+25
28.73'
502.59'06"E

R=2392.00 L=1122.69'
CB=509°35'28"W, CHORD=1112.42'

R=860.26 L=447.88'
CB=N22°38'03"E
CHORD=442.84'

N37°32'55"E L=151.42'
CB=N47°27'16"E
CHORD=151.25'

N37°32'55"E L=93.17'
CB=N37°32'55"E
CHORD=93.17'

R=1910.10 L=299.08'
CB=N42°02'03"E
CHORD=299.07'

R=2392.00 L=31.91'
CB=S25°25'39"W
CHORD=31.91'

R=860.26 L=447.88'
CB=N22°38'03"E
CHORD=442.84'

R=860.26 L=447.88'
CB=N22°38'03"E
CHORD=442.84'

R=860.26 L=447.88'
CB=N22°38'03"E
CHORD=442.84'

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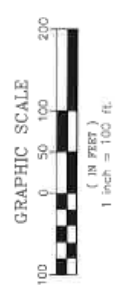
R=860.26 L=447.88'
CB=N22°38'03"E
CHORD=442.84'

R=860.26 L=447.88'
CB=N22°38'03"E
CHORD=442.84'

R=860.26 L=447.88'
CB=N22°38'03"E
CHORD=442.84'

LEGEND

- AXEL DENOTES FOUND AXLE UNLESS NOTED OTHERWISE
- CROSS DENOTES FND CROSS UNLESS NOTED OTHERWISE
- IR 5/8" IRON ROD WITH CAP
- IP DENOTES FOUND IRON ROD UNLESS NOTED OTHERWISE
- R-O-W DENOTES FOUND R-O-W MARKER UNLESS NOTED OTHERWISE



- Surveyor's Notes**
- This Property Boundary Survey was prepared without the benefit of a title report.
 - Base of Bearings - Base of Bearings is Missouri State Plane Grid North (East Zone) as Determined by Astronomic Observation.
 - Record Source: All of Tract 5 and 6 of Kerruish Subdivision as shown on plot on file in the Recorder's Office of Jefferson County, Missouri in Plot Book 33, Page 11, conveyed to Jerry F. McLane and Sandy McLane by a General Warranty Deed recorded in deed book 643, page 1076 of the Jefferson County Recorder's Office.