

# Commercial Real Estate Auction!

*Approx. 1 Acre Lot with 1,323 SF Building*  
5645 & 5655 Suemandy Dr., St. Peters, MO

April 15, 2016 at 11 am On-Site



*Located just east of Mid Rivers Mall at a lighted intersection.*



**Commercial**



*Presented by:*

**United Country - Commercial**

***Shane Edgar, Commercial Director - 314-302-9032***

*Shane@UnitedCountryCommercial.com*

***Kurt Hollenberg, Broker/Owner, 573-220-6155***

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**[www.UnitedCountryCommercial.com](http://www.UnitedCountryCommercial.com)**  
**[www.MidwestRealEstateAuctions.com](http://www.MidwestRealEstateAuctions.com)**



Commercial Development in a High Traffic Area  
with over 9,000 CPD at the intersection.

Approx. 1 Acre Lot with a 1,323 Building Zoned C-3  
(General Commercial District)

Situated at the signaled intersection of Suemandy Drive  
and Executive Center Parkway.



Across from Planet Fitness and the Mid Rivers Mall  
Excellent location for Retail or General Office Use.



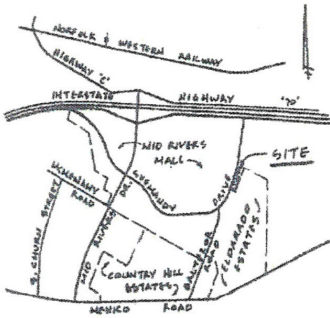


# PLAT OF SURVEY

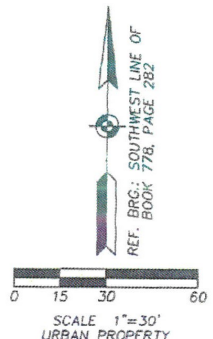
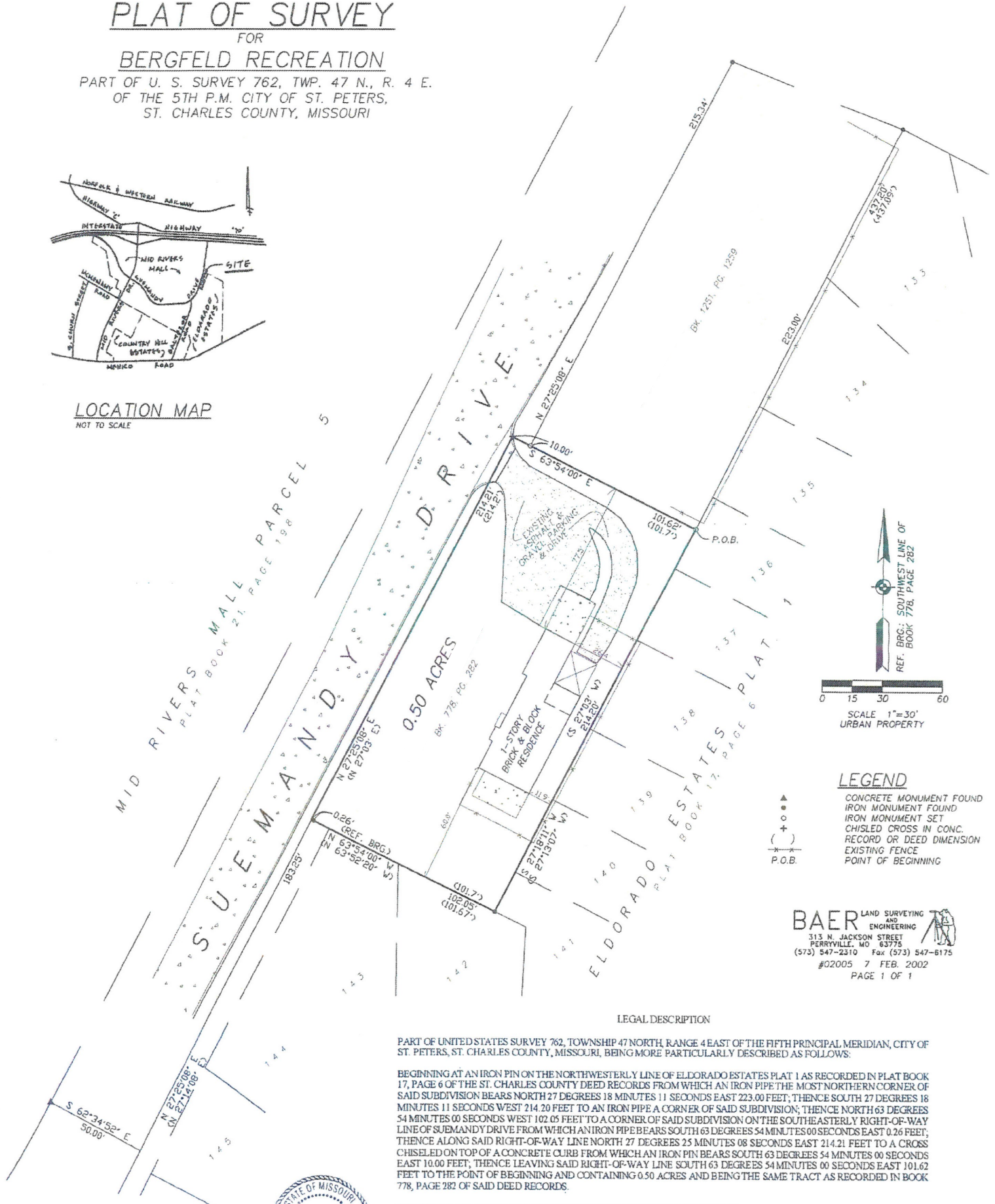
FOR

## BERGFELD RECREATION

PART OF U. S. SURVEY 762, TWP. 47 N., R. 4 E.  
OF THE 5TH P.M. CITY OF ST. PETERS,  
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
NOT TO SCALE



- LEGEND**
- ▲ CONCRETE MONUMENT FOUND
  - IRON MONUMENT FOUND
  - IRON MONUMENT SET
  - ⊕ CHISELED CROSS IN CONC.
  - ⊗ RECORD OR DEED DIMENSION
  - ⊘ EXISTING FENCE
  - ⊙ POINT OF BEGINNING

**BAER** LAND SURVEYING AND ENGINEERING  
313 N. JACKSON STREET  
PERRYVILLE, MO 63775  
(573) 547-2310 Fax (573) 547-6175  
#02005 7 FEB. 2002  
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**LEGAL DESCRIPTION**

PART OF UNITED STATES SURVEY 762, TOWNSHIP 47 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERLY LINE OF EL DORADO ESTATES PLAT 1 AS RECORDED IN PLAT BOOK 17, PAGE 6 OF THE ST. CHARLES COUNTY DEED RECORDS FROM WHICH AN IRON PIPE THE MOST NORTHERN CORNER OF SAID SUBDIVISION BEARS NORTH 27 DEGREES 18 MINUTES 11 SECONDS EAST 223.00 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 11 SECONDS WEST 214.20 FEET TO AN IRON PIPE A CORNER OF SAID SUBDIVISION; THENCE NORTH 63 DEGREES 54 MINUTES 00 SECONDS WEST 102.05 FEET TO A CORNER OF SAID SUBDIVISION ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SUEMANDY DRIVE FROM WHICH AN IRON PIPE BEARS SOUTH 63 DEGREES 54 MINUTES 00 SECONDS EAST 0.26 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 27 DEGREES 25 MINUTES 08 SECONDS EAST 214.21 FEET TO A CROSS CHISELED ON TOP OF A CONCRETE CURB FROM WHICH AN IRON PIN BEARS SOUTH 63 DEGREES 54 MINUTES 00 SECONDS EAST 10.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 63 DEGREES 54 MINUTES 00 SECONDS EAST 101.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES AND BEING THE SAME TRACT AS RECORDED IN BOOK 77B, PAGE 282 OF SAID DEED RECORDS.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD OR IN EFFECT

I, KENNETH G. BAER, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

*Kenneth G. Baer*  
KENNETH G. BAER, L.S.  
MO. REG. NO. 1904



## **TERMS AND CONDITIONS OF AUCTION**

1. Seller is serious about selling this property at this auction, but does reserve the right to accept or reject the final bid on this property. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the seller, shall constitute a binding contract between the Buyer and the Sellers. Conduction of the auction and increments of bidding are at the direction and discretion of United Country - Commercial and/or the auctioneers. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.
2. Property is sold "AS IS - WHERE IS" and Buyer should take time to examine this property thoroughly and rely on their own judgment. The only guarantee from the Seller is a valid, good and marketable title to the property. Neither the Seller nor United Country - Commercial or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. Auctioneers, United Country Missouri Land & Home or its agents are not responsible for any representation made by Sellers or their employees and are not responsible for accidents on the sale property should any occur.
3. All mineral rights owned by the Sellers will be conveyed to the Buyer.
4. The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters.
5. Buyer and Sellers will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for a 10% down payment in the form of a personal or corporate check, cashier's check with the balance of the purchase price due, in certified funds, on or before the date of closing. Property will close the 16th of May 2016. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Escrow payments will be made payable to Security Title of O'Fallon, Missouri. Seller will furnish title insurance in the amount of the selling price and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2016 property taxes will be prorated. Customary closing fees will apply to both Seller's and Buyer's transactions. Informational title commitments reflecting the public record will be made available for potential buyer for review on day of auction or, by request, earlier.
8. Announcements made by United Country - Commercial and/or their auctioneers during the time of the sale take precedence over any previously printed materials or any other oral statements made. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. United Country - Commercial and/or the Auctioneers represent the Seller only. The only guarantee from the Seller is a valid, good and marketable title to the property. Neither the Seller nor United Country - Commercial or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Sellers. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party.
9. **Cooperating Brokerages:** 1.5% Cooperating Brokerage will be paid according to the following: Broker Participation form must be completed, signed and received by United Country - Commercial no later than 5 pm on April 13, 2016. It is the responsibility of the Buyer's Agent to confirm receipt by United Country - Commercial by the deadline. Forms may be FAXED, emailed or mailed to our office. If mailed, please note the form must be delivered to our office by the deadline and not merely postmarked.

**THE BIDDING WILL ONLY LAST A SHORT TIME, AND THE AUCTIONEER HAS FINAL SAY.**