



RUETER MAINTENANCE LOT INFORMATION SHEET

LAND DESCRIPTION

Property contains 3.00 acres, more or less, and has dimensions of 208'X 628' with 208' frontage along Highway 160. Access is by one asphalt entrance off Highway 160.

The land generally slopes gently to the southwest. There is an asphalt detention pond at the back of the salt shed and an asphalt berm on the west side of this building. The land is improved with approximately 35% asphalt, 55% gravel and 10% grass. The site has cable and woven wire fencing and a small amount of 4' tall chain link fencing, which surrounds a concrete containment area, that has dimensions of 16'X16.5'.

Property has access to, and use of electricity and telephone. Also, there is a private well and propane tank located to the north of the main building and a septic system located to the south. The well is estimated to be 600-700' deep. Casing and well pipe were replaced approximately 2 years ago. The propane tank is owned by MoDOT and holds 1,000 gallons. Location of septic lateral lines is unknown. There is a hand pump located near the salt building.

There are 2 security lights on building exteriors and 1 security light on a pole.

Tanks include: two salt brine tanks and 1 stainless steel mixing tank (these three tanks to be removed); one 2,000 gallon diesel tank with pump; one 3,000 gallon plastic calcium chloride tank; and two 210 gallon oil tanks.

BUILDING DESCRIPTIONS

Maintenance Building (built in 1964)

Exterior

- dimensions of 36' X 90' (3,240 s.f.)
- concrete block construction, concrete foundation
- steel siding, gutters and downspouts
- overhead doors (each door is 12'X12')
- sliding windows
- steel exterior doors
- gable, asphalt shingle roof

Interior

- 2 levels with 568 s.f. upper level (upper level used mainly for storage – it is not included in the building's overall area)
- minimal partitioning with a shop area, 1 stairwell with closet, break room, office and a

bathroom (bathroom includes toilet, sink, shower and eye wash station)

- concrete floors with ceramic tile in break room, office and bathroom
- painted concrete block, panel and Formica board walls
- wood interior doors
- composite wood and acoustic tile ceilings with insulation
- fluorescent and incandescent lights
- garage door openers
- attic fans
- hot water heater
- FA/CA in office, break room and bathroom
- other heat sources – 3 hanging gas heaters in the shop area (1 is not working correctly)
- kitchen cabinets with sink
- water cooler
- deep utility sink

The upper level is generally 12'X44.5' with a stairwell. It contains 568 s.f. It has unfinished wood flooring, concrete block walls, composite wood ceiling with insulation and incandescent lights.

Well House is 5'X5' concrete block construction. It has a gable roof with metal covering.

Storage Building is a 10'X16' metal building with concrete foundation, gable roof with asphalt shingles and steel security door. The interior has concrete floor and composite board walls and ceiling. It has electricity.

Salt Shed is wood construction and has dimensions of 30'X32' with 1 partition down the middle. It has a metal shed roof and metal sliding doors. It has an unfinished interior and sits on an asphalt pad. There is electricity to the building and a water hand pump just outside the building.