

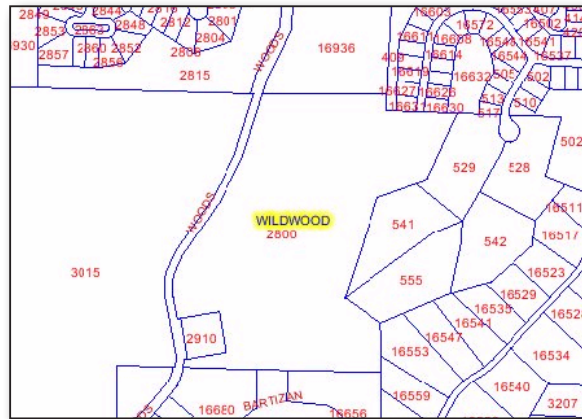
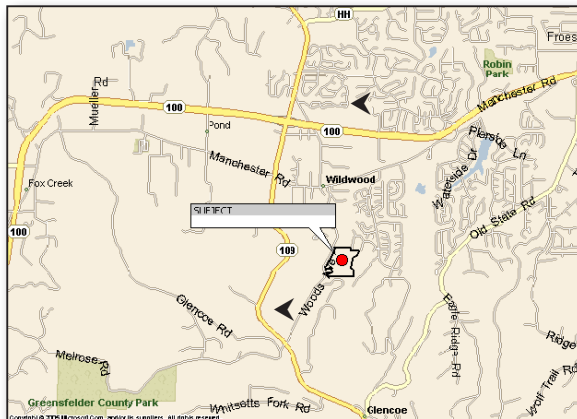
**One, 27.48 Acre Tract of Vacant Land  
2800 Woods Road , City of Wildwood, St. Louis County, Missouri**

**Real Estate Auction For:  
Benefit of Secured Creditor  
Saturday, May 15, 2010 @ Noon**

**100 Chesterfield Business Parkway, 2nd Floor Lambert Board Room, Chesterfield, Mo., 63005**

**27.48 Acres are:**

- At the terminus of Willow Glen Drive, behind the Villages of Cherry Hills
- Just south of the southern edge of the Town Center of Wildwood
- 1.25 miles southwest of Old Manchester Road and Highway 100



**PHYSICAL FEATURES**

- **Size/Dimensions** – One tract of land, 27.48 Acres, or 1,197,029 square feet
- **Type of Property** – Vacant land
- **Topography** – Topography is best described as mostly wooded and gently rolling with hilly areas
- **Flood Plain** – According to FEMA map No. 29189C 0235 H, dated August 2, 1995, subject is located outside of flood hazard.
- **Access** – Direct access to the subject terminates at the north boundary of subject. Subject has good visibility from south terminus of Willow Glen Drive, and along Woods Road.

**LEGAL**

- **Zoning Analysis** – “R-1”, Single-family residential
- **Easements/Encroachments** – Normal utility easements are in place and are assumed to have no detrimental effect on value
- **Utilities** – All public utilities are available adjacent to the property
- **Taxes**- 2009 assessed taxes: \$6,195.01