

THURSDAY, JUNE 28 • 5PM



- 350± Acre Planned Development
- \$20 Million of Invested Infrastructure
- 10 Minutes to Downtown Branson, MO
- 21 Tracts Selling Regardless of Price

BRANSON
commerce park



380±
Total Acres
Offered in 95 Tracts

Investors • Developers • Home Builders • Home Site Buyers • Business Owners • Sportsmen

Sealed Bid Real Estate AUCTION

Branson, Missouri

Prime Commercial Property • Lakeview Property
Multi-Family & Residential Single Family Lots

Sealed Bid Deadline



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JUNE 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Call, Email or Go Online
to Register to Bid
& Receive a Bid Packet!

950 N. Liberty Dr., Columbia City, IN 46725
Auction Managers: Gannon Troutner & Gary Bailey
800-659-9759 • 574-354-7822
gannon@garybaileyauctions.com
gary@garybaileyauctions.com



BRANSON
commerce park



Branson, Missouri • Taney County

Sealed Bid Real Estate AUCTION



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Branson, Missouri

commerce park
BRANSON

380±
Total Acres
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Prime Commercial Property • Lakeview Property
Multi-Family & Residential Single Family Lots

- 35 Commercial Tracts - 20 Selling Regardless of Price
- 5 Multi-Family Tracts - 1 Selling Regardless of Price
- 54 Residential Tracts
- 30 Acre Wooded Lakeview Tract

- 350± Acre Master Planned Development
- \$20 Million of Invested Infrastructure
- Shovel Ready w/Roadways & Utilities in Place
- Excellent Location along Highway 248
- 20 Minutes from Branson Airport
- 10 Minutes to Downtown Branson
- CenturyLink High Speed Fiber Optics
- Natural Gas Available Throughout

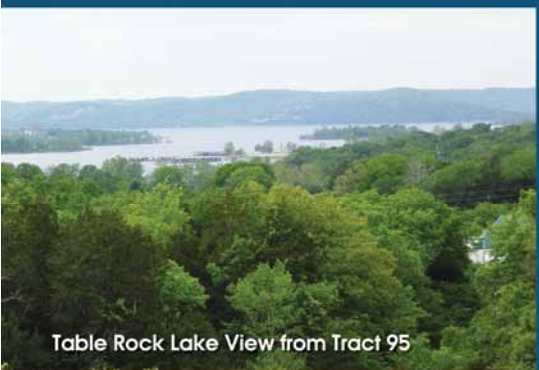


Table Rock Lake View from Tract 95



Shovel Ready Development



Branson Commerce Parkway



Investors • Developers • Home Builders • Home Site Buyers • Business Owners • Sportsmen

Sealed Bid
Deadline: THURSDAY, JUNE 28 • 5PM

Sealed Bid Real Estate AUCTION

Branson, Missouri

COMMERCE PARK BRANSON

A 350-acre master-planned mixed-use park, Commerce Park Branson is strategically located within a day's drive of over 30% of the US population. Shovel ready with fault-tolerant communications and electrical service and natural gas throughout. Large parcels up to 25 acres. Single and Multi-Family residential neighborhoods complement the business park.

BRANSON, MO - "LIVE MUSIC SHOW CAPITAL OF THE WORLD"



Branson, MO, is truly a one-of-a-kind family vacation destination — and an incredible value — with more than 50 live performance theaters, three pristine lakes, 12 championship golf courses, an international award-winning theme park, dozens of attractions and museums, an Historic Downtown district, shopping galore, a full range of dining options, and a host of hotels, motels, resorts, RV parks, campgrounds and meeting and conference facilities.

TRACT 95 LOCATION/DIRECTIONS: (30.15 Acres) on US 65 south of Branson and Hollister to Highway 265. Turn Right. As 265 turns 90 degrees to the right, stay straight for another 100ft to Highway P. Turn right on Highway P. The property is on the left at the bottom of the hill.

WOODED LAKEVIEW TRACT: Tract 95 / 30.15 Acres. Plenty of forested area with hillside vistas of beautiful Table Rock Lake near Hollister. With private access located on Highway P, it's the perfect place to build a fabulous lakeview estate or to develop several estate-sized lakeview homesites. This secluded tract of land is a wildlife enthusiast and hunter's dream with turkey, deer and other natural wonders.



Table Rock Lake View from Tract 95



Turkey Nest



Secluded Tract 95



95
30.15±Acres

Located Just South of Hollister

Commerce park
BRANSON



Centrally located, Branson is less than a day's drive for one-third of Americans, and with low-cost flights to the new Branson Airport and Springfield-Branson National Airport, there's never been a better time to explore Branson.



TRACTS 3, 7 & 8

TERMS & CONDITIONS

The terms and conditions of sale are described generally and provisionally in this brochure. However, the definitive terms and conditions of sale will be those set forth in the bidder information packet (the "Bid Packet") provided by Schrader Real Estate and Auction Company, Inc. (the "Auction Company") for purposes of this auction. The terms and conditions set forth in the Bid Packet shall supersede and take precedence over this brochure, any other previously-printed material and any oral statements.

SEALED BID AUCTION PROCEDURE: All bids must be submitted in accordance with the instructions set forth in the Bid Packet. To obtain a Bid Packet, contact one of the Auction Managers or visit the Auction Company's website at www.schraderauction.com. The Bid Packet will include bidding instructions and delivery information, as well as additional information concerning the tracts offered for sale (the "Auction Tracts"), including but not limited to preliminary title insurance commitment(s). All bids must be received by the Auction Company on or before June 28, 2012 at 5:00 o'clock p.m. EDT. You will be notified of the acceptance or rejection of your bid in accordance with the procedure set forth in the Bid Packet.

EARNEST MONEY: A 10% earnest money deposit must be delivered with your bid in the form of a cashier's check or wire transfer payable to the escrow agent identified in the Bid Packet. If your bid is not accepted, your earnest money deposit will be promptly returned to you in accordance with your written instructions, as provided in the Bid Packet.

BROKER PARTICIPATION: Seller will pay a 3% commission at closing to the appropriately-licensed real estate broker whose prospect successfully closes on real estate sold in this auction if the following conditions are satisfied:

- (1) The broker must have registered as the agent of such prospect on or before Thursday, June 14, 2012 (the "Registration Deadline") by: (a) completing the registration form provided by Auction Company for such purpose (the "Registration Form"); and (b) returning the completed Registration Form, signed by the prospect and the broker/agent, to Auction Company on or before the Registration Deadline, along with all information requested therein.
- (2) The completed and signed Registration Form must be actually received by Auction Company on or before the Registration Deadline via one of the following methods of delivery: (a) by faxing to 574-858-9759; (b) by scanning and emailing as a PDF attachment to gannon@garybaileyauctions.com; (c) by U. S. mail or overnight courier addressed to Schrader Real Estate and Auction Company, Inc., P. O. Box 508, Leesburg, IN 46538.
- (3) Prior to the Registration Deadline, the broker must show the property to the prospect and must attend and register with the prospect at one of the property inspections and sign all required documents.
- (4) Prior to such registration, there must have been no contact regarding this property between such prospect and either Seller or Seller's agents.
- (5) No commission will be paid to any broker or agent who participates (or whose family member participates) in the purchase of the property directly or indirectly as a principal. (The broker may be required to execute an affidavit confirming that the broker is participating only as an agent and not as a principal.)

These procedures for broker registration will be strictly enforced. No exceptions can be made and no oral registrations will be accepted. Auction Company will maintain a complete file of all registered prospects. Only the first agent registering a prospective bidder will be recognized. The 3% commission is based on the accepted bid amount (before adding the Buyer Premium). **For further information or if you have any questions, please call 800-659-9759.**

APPROVAL OF BID PRICES: Those certain Auction Tracts which are designated in this brochure as "will sell" shall be sold regardless of price. All other Auction Tracts are offered subject to Seller's approval and acceptance of the bid prices.

TITLE INSURANCE: Seller will provide an owner's title insurance policy at closing in the amount of the purchase price.

CLOSING: Closing shall take place 30 days after bid acceptance, or as soon thereafter as applicable closing documents are completed.

POSSESSION: Possession will be delivered immediately after closing.

REAL ESTATE TAXES: Buyer will pay 2012 taxes and assessments and all taxes and assessments thereafter.

SPECIAL ASSESSMENTS: All of the Auction Tracts except Tract 95 are part of a Community Improvement District ("CID") formed by the City of Branson pursuant to Missouri law. As part of its obligation to pay the original bonds issued in connection with the project, the CID is obligated to levy Special Assessments in amounts sufficient to generate annual revenue requirements through 2007. **For each respective Auction Tract, the annual amount due for the 2012 Special Assessments is shown in the Auction Tract tables included in this brochure under the column labeled "Annual Assessments".**

ACREAGE: The aggregate acreages described in this brochure are approximate. The acreages stated for individual Auction Tracts, as shown herein, are based on existing surveys and/or plats of the Branson Commerce Park development and a separate survey of Tract 95, but such acreages are not guaranteed by Seller or Auction Company.

BOUNDARIES; SURVEY: The images depicting the Auction Tract boundaries in this brochure are approximations based on the actual surveys and/or plats of the Branson Commerce Park development and a separate survey of Tract 95. The Auction Tracts will be conveyed using the existing legal descriptions. Seller will not be obligated to provide new surveys.

EASEMENTS, COVENANTS AND RESTRICTIONS: The sale of the property is subject to all easements, covenants and restrictions of record. The Bid Packets will include copies of the preliminary title insurance commitment(s).

DISCLAIMER AND ABSENCE OF WARRANTIES: The information in this brochure was derived from sources believed to be reliable. However, this brochure is not intended to be comprehensive or definitive and Seller and Auction Company assume no liability for errors or omissions contained herein. Potential bidders shall not rely upon the information contained in this brochure, but shall be responsible for conducting their own independent verifications, inspections, investigations, inquiries, and due diligence. **THE PROPERTY IS BEING SOLD "AS IS" AND "WHERE IS". SELLER AND AUCTION COMPANY MAKE NO WARRANTY OR REPRESENTATION, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, AND ALL SUCH WARRANTIES ARE DISCLAIMED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NEITHER SELLER NOR AUCTION COMPANY SHALL BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES.**

OWNERS: BCP Land Company, LLC / Lakeside Storage LLC

To receive bidder packets call or email: 800-659-9759, gannon@garybaileyauctions.com or gary@garybaileyauctions.com or visit our website at www.schraderauction.com

FOR FURTHER INFORMATION OR
IF YOU HAVE ANY QUESTIONS,
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Investors • Developers • Home Builders • Home Site Buyers • Business Owners • Sportsmen

Sealed Bid Real Estate AUCTION

Branson, Missouri

Cp
commerce park
BRANSON

380[±] Total
Acres
Offered in 95 Tracts

Prime Commercial Property • Lakeview Property
Multi-Family & Residential Single Family Lots

- **350[±] Acre Master Planned Development**
- **\$20 Million of Invested Infrastructure**
- **Shovel Ready w/Roadways & Utilities in Place**
- **CenturyLink High Speed Fiber Optics**
- **21 Tracts Selling Regardless of Price**

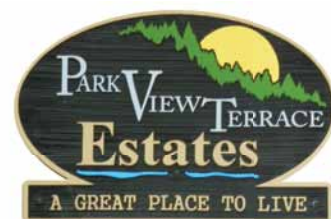
Sealed Bid Deadline:

THURSDAY, JUNE 28 • 5PM

PRIMARY LOCATION: From I-44 in Springfield turn south on US 65, 40 miles to Highway 248 (Shepherd of the Hills Expressway) follow Highway 248 northwest 4 miles to Buena Vista Drive turn left to Commerce Way (at Commerce Park Branson) then turn left or right onto Branson Commerce Parkway to view Commercial Tracts. For the Residential and Multi-Family Tracts Turn right on Branson Commerce Parkway to the Round-a-bout to Park Boulevard to Park View Terrace Estates. To access Tract 40, go back to Buena Vista, then right on Highway 248 and right again on Timber Lane Drive, then 0.3 miles.

35 COMMERCIAL TRACTS: Tracts 1-35 / 20 of these Tracts will sell regardless of price, well-suited for distribution, light manufacturing and call centers along with smaller sites ideal for offices, showrooms and warehouses. Tracts ranging in size from 1.15-11.26 Acres.

5 MULTI-FAMILY TRACTS: Tracts 36-40 / Great sites for duplex and fourplex condominiums with five tracts ranging in size from 3.14-25.69 Acres. Tract 40, will sell regardless of the bid price. Great views and located between Commerce Park Branson and Park View Terrace Estates



PARKVIEW TERRACE ESTATES • 54 RESIDENTIAL TRACTS: Tracts 41-94 / 214 Developed home sites with lots ranging in size from .14-.60 Acre. All roads and utilities in place and ready to build. All with gorgeous scenic views of the best the Branson area has to offer. Builders, home site buyers, investors and developers will not want to miss this rare opportunity to buy a single tract to build your personal dream home or buy tracts that include as few as 4 lots (Tract 52 for example) or as many as 19 lots (Tract 74).

INSPECTION DATES:

Tuesday May 8th • 9-11AM & 1-5:30PM

Wednesday May 9th • 8:30-10AM

Wednesday May 30th • 12-4PM

Friday, June 15th • 2-5PM

Wednesday, June 27th • 9-11AM

INSPECTION HEADQUARTERS: Meet a

I would like to express the support of the City of Branson for your development efforts at Commerce Park in Branson. We feel that Commerce Park has the potential to be an important center of employment and business activity in the future. We appreciate the effort that you and your partners have made toward widening the possibilities for development and job growth in our community.

*Sincerely,
Raeanne Presley, Mayor - City of Branson*

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Tracts 20-26 in the Loop
Tracts 16-18 to the South

TRACT #	LOT #	ACRES ±	SUGGESTED MINIMUM	LIST	ANNUAL ASSESSMENTS
COMMERCIAL TRACTS					
1	1C	2.11	\$182,500	\$365,000	\$14,323
2	2C	1.67	\$145,000	\$290,000	\$11,371
3	3C	1.55	\$135,000	\$270,000	\$10,542
4	4C	1.22	\$105,000	\$210,000	\$8,292
5	5C	3.01	\$262,500	\$525,000	\$20,454
6	6C	1.27	\$110,000	\$220,000	\$8,654
7	7C	1.15	\$100,000	\$200,000	\$7,832
8	8C	4.34	*Will sell*	\$570,000	\$29,522
9	9C	4.74	*Will sell*	\$620,000	\$32,214
10	10C	7.34	*Will sell*	\$960,000	\$49,880
11	11C	9.87	*Will sell*	\$1,290,000	\$67,059
12	12C	4.19	*Will sell*	\$550,000	\$28,473
13	13C	5.21	*Will sell*	\$680,000	\$35,395
14	14C	3.86	*Will sell*	\$505,000	\$26,256
15	15C	4.49	*Will sell*	\$585,000	\$30,534
16	16C	8.15	*Will sell*	\$1,065,000	\$55,401
17	17C	9.10	*Will sell*	\$1,090,000	\$61,862
18	18C	11.26	*Will sell*	\$1,470,000	\$76,545
19	19C	4.40	*Will sell*	\$575,000	\$29,929
20	20C	3.17	\$275,000	\$550,000	\$21,548
21	21C	2.84	\$247,500	\$495,000	\$19,289
22	22C	3.08	\$267,500	\$535,000	\$20,896
23	23C	2.72	\$237,500	\$475,000	\$18,459
24	24C	2.39	\$207,500	\$415,000	\$16,253
25	25C	2.36	\$205,000	\$410,000	\$16,050
26	26C	3.26	\$282,500	\$565,000	\$22,123
27	27C	2.84	\$247,500	\$495,000	\$19,306
28	28C	3.54	*Will sell*	\$465,000	\$24,084
29	29C	3.97	*Will sell*	\$520,000	\$26,995
30	30C	4.17	*Will sell*	\$545,000	\$28,315
31	31C	7.85	*Will sell*	\$1,025,000	\$53,314
32	32C	5.28	*Will sell*	\$690,000	\$35,849
33	33C	5.37	*Will sell*	\$700,000	\$36,494
34	34C	9.02	*Will sell*	\$1,180,000	\$61,285
35	35C	4.98	*Will sell*	\$650,000	\$33,840

MULTI-FAMILY TRACTS

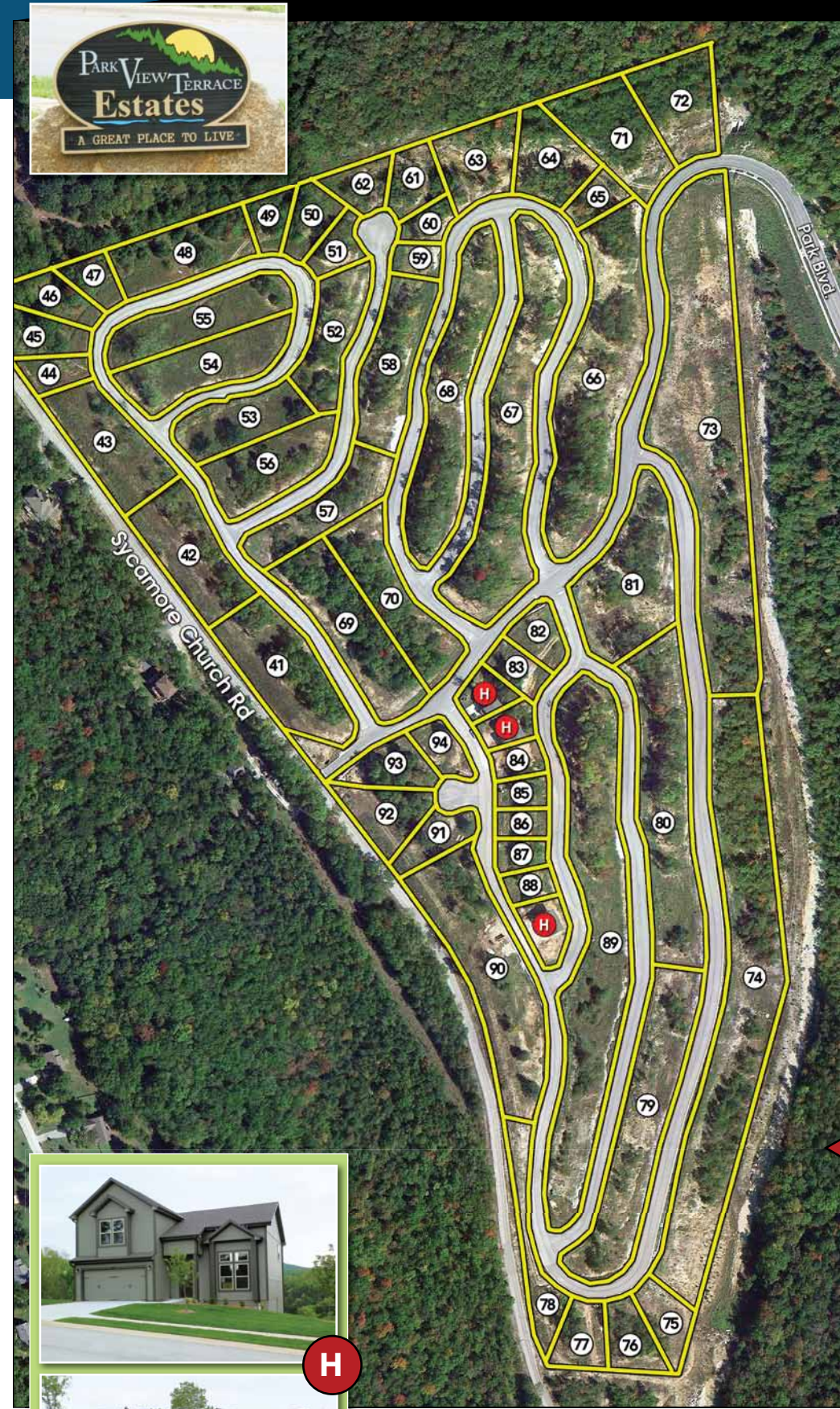
36	36MF	19.90	\$975,000	\$1,950,000	\$101,445
37	37MF	3.14	\$200,000	\$400,000	\$16,023
38	38MF	24.65	\$1,200,000	\$2,400,000	\$125,635
39	39MF	25.69	\$1,250,000	\$2,500,000	\$130,939
40	40MF	13.86	*Will sell*	\$600,000	\$70,650

***Will Sell* THESE TRACTS WILL SELL REGARDLESS OF PRICE**



West View from Tracts 12, 13, 28 & 29

Schrader Representative between Tracts 83 and 84 in the Park View Terrace Estates subdivision at the corner of Park Boulevard and Country Ridge Way.



H



HOMES FOR SALE - OFFERED BY:
Community Real Estate Group, LLC
Call: Jeramie Worley • 417.336.4200
For the Homes Only. Broker #2007001893



TRACT #	LOT #	ACRES ±	SUGGESTED MINIMUM	LIST	ANNUAL ASSESSMENTS
41	1-5	1.03	\$69,600	\$174,000	\$3,479
42	6-10	0.91	\$67,200	\$168,000	\$3,081
43	11-15	0.93	\$67,200	\$168,000	\$3,193
44	16	0.24	\$18,000	\$36,000	\$805
45	17	0.51	\$30,000	\$60,000	\$1,717
46	18	0.40	\$27,000	\$54,000	\$1,373
47	19	0.22	\$21,600	\$43,200	\$749
48	20-24	0.81	\$72,000	\$180,000	\$2,748
49	25	0.22	\$21,600	\$43,200	\$747
50	26	0.29	\$24,000	\$48,000	\$985
51	27	0.26	\$20,000	\$40,000	\$883
52	28-31	0.71	\$49,440	\$123,600	\$2,399
53	32-35	0.69	\$60,480	\$151,200	\$2,379
54	36-40	0.91	\$77,760	\$194,400	\$3,117
55	41-46	0.95	\$90,720	\$226,800	\$3,225
56	47-50	0.71	\$59,280	\$148,200	\$2,420
57	51-55	0.83	\$75,120	\$187,800	\$2,833
58	56-61	0.92	\$72,000	\$180,000	\$3,144
59	62	0.16	\$18,000	\$36,000	\$560
60	63	0.19	\$19,800	\$39,600	\$649
61	64	0.33	\$24,000	\$48,000	\$1,111
62	65	0.28	\$24,000	\$48,000	\$963
63	66	0.57	\$30,000	\$60,000	\$1,948
64	67	0.53	\$30,000	\$60,000	\$1,798
65	70	0.20	\$16,500	\$33,000	\$671
66	71-80	1.76	\$102,720	\$256,800	\$5,990
67	81-92	1.93	\$123,360	\$308,400	\$6,576
68	93-102	1.58	\$109,200	\$273,000	\$5,377
69	103-107	0.92	\$80,640	\$201,600	\$3,158

TRACT #	LOT #	ACRES ±	SUGGESTED MINIMUM	LIST	ANNUAL ASSESSMENTS
70	108-112	0.88	\$77,760	\$194,400	\$2,997
71	113	0.73	\$30,000	\$60,000	\$2,491
72	114	0.60	\$30,000	\$60,000	\$2,054
73	115-129	2.59	\$160,640	\$401,600	\$8,833
74	130-148	2.82	\$185,280	\$463,200	\$9,619
75	149	0.27	\$20,000	\$40,000	\$930
76	150	0.30	\$20,000	\$40,000	\$1,026
77	151	0.29	\$20,000	\$40,000	\$989
78	152	0.29	\$20,000	\$40,000	\$986
79	153-162	1.53	\$100,800	\$252,000	\$5,182
80	163-172	1.63	\$97,200	\$243,000	\$5,542
81	173-176	1.26	\$52,800	\$132,000	\$4,297
82	177	0.24	\$18,000	\$36,000	\$826
83	178	0.20	\$18,000	\$36,000	\$692
84	181	0.17	\$12,000	\$24,000	\$563
85	182	0.17	\$13,200	\$26,400	\$587
86	183	0.16	\$12,000	\$24,000	\$540
87	184	0.17	\$13,200	\$26,400	\$592
88	185	0.16	\$12,000	\$24,000	\$555
89	187-201	2.58	\$153,600	\$384,000	\$8,780
90	203-210	1.52	\$109,600	\$274,000	\$5,175
91	211	0.29	\$24,000	\$48,000	\$970
92	212	0.31	\$24,000	\$48,000	\$1,062
93	213	0.29	\$24,000	\$48,000	\$877
94	214	0.21	\$21,600	\$43,200	\$717
95	Lakeview Tract	30.15	\$475,000	\$950,000	-

TO RECEIVE BIDDER PACKETS:
Bid Packets Available June 1, 2012.
Call or Email: 800-659-9759, gannon@garybaileyauctions.com
garybaileyauctions.com or gary@garybaileyauctions.com
or visit our website at www.schraderauction.com

When requesting bidder information please ask for:
Commercial - Tracts 1-35 • **Multi-Family** - Tracts 36-40
Residential - Tracts 41-94 or **Recreational** - Tract 95.

10% Buyer Premium will be added to the bid price.
Buyers to pay 2012 assessments & taxes due December 31, 2012 and all assessments & taxes thereafter. For Commercial and Multi-Family tracts only, a one-time \$316/acre Sewer Access Fee is due at Closing.
A 3% Brokers Participation Fee will be paid to brokers that register buyers who successfully close on Tracts. Broker participation rules apply.

Gary Bailey & Gannon Troutner, Auctioneers

SCHRADER
Real Estate and Auction Company, Inc.

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