

COURT ORDERED LAND AUCTION

The Former Maysville Country Club - Mason County, KY



Tuesday, June 24 • 1pm

- Incredible Location
- Scenic Views
- Great Future Development Potential
- Beautiful 10,200 Sq. Ft. Building
- Tremendous History



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5% Buyer's Premium



Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508
Columbia City, IN 46725 RE #248525

Tuesday, June 24 • 1pm



AUCTION MANAGERS:

Corbin Cowles • 270.991.2534
#285374, #292322 (OP ID: 455194)

Chuck Marshall • 606.782.0374
#175697, #254059

Luke Schrader • 260.229.7089
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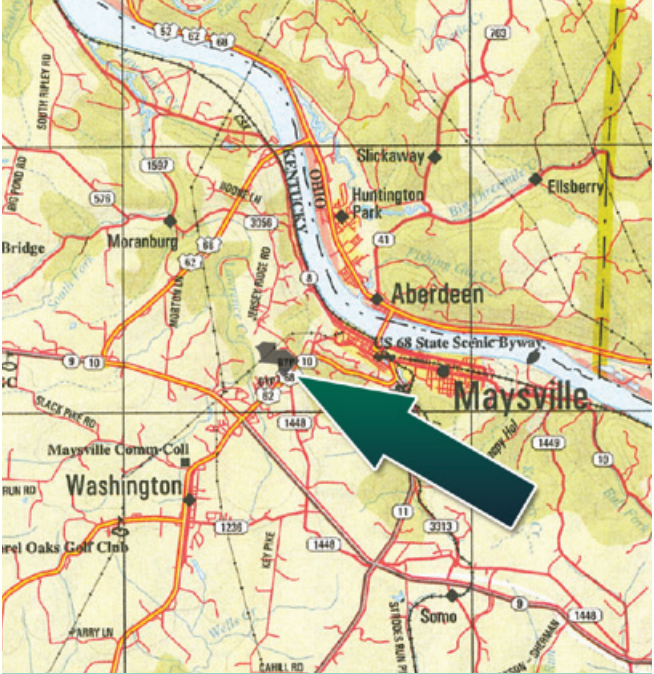
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	29	30					

113±
acres

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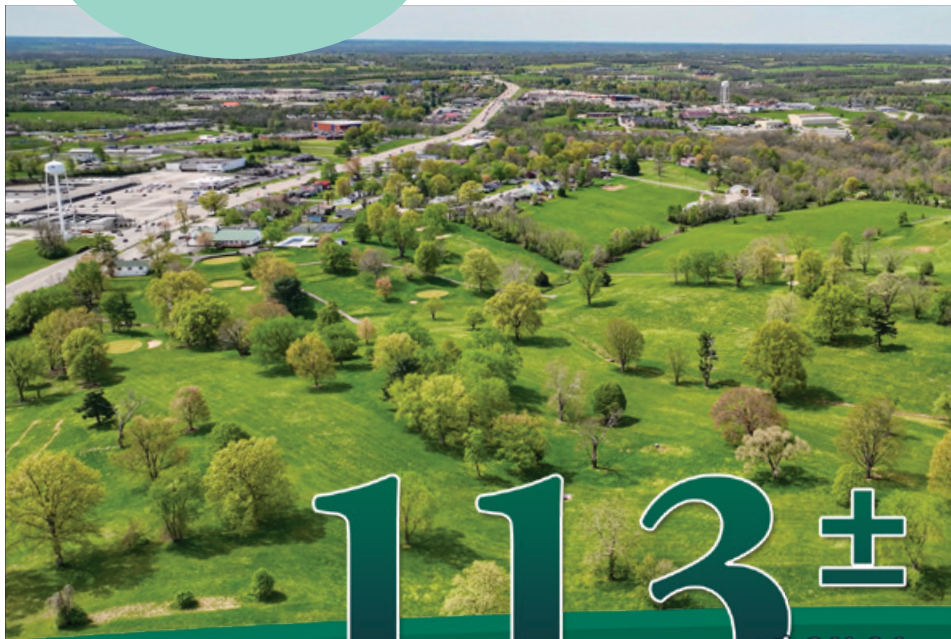
The Former Maysville Country Club - Mason County, KY



PROPERTY LOCATION (AUCTION HELD ONSITE): 1099 US HWY 68, Maysville, KY 41056
From the intersection of SR 9 & HWY 68, head northeast on HWY 68 for ¾ of a mile & the property will be on your left.



INSPECTION DATES:
Tue, May 27 • 4-6pm
& Mon, June 9 • 4-6pm



The Former Maysville Country Club is an extremely attractive 113± acre property located in the heart of the growing city of Maysville. The property possesses excellent frontage along HWY 62 & Jersey Ridge Rd giving it prime development potential. Additionally, the rolling hills & spacious past fairways allow for attractive possible build sites. You will want to be sure to inspect the Country Club building that sprawls 10,200 sq. ft. & offers a premier interior feel that makes it suitable for continued operation as a country club & restaurant, or an array of either possibilities including a wedding venue. Be prepared to investigate the property & bid your price on June 24th at this court ordered land auction!



**ONLINE
BIDDING
AVAILABLE**

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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SELLER: Special Master Commissioner Richard Reid
AUCTION MANAGERS: Corbin Cowles • 270.991.2534
Chuck Marshall • 606.782.0374 & Luke Schrader • 260.229.7089

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In Cooperation With
CHUCK MARSHALL
Auctions & Real Estate

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding on the single tract until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

BUYERS PREMIUM: A 5% Buyers Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

EVIDENCE OF TITLE: Prior to Auction seller shall provide, at sellers expense a Title Insurance Commitment showing Merchantable Title to the real estate. If buyer desires buyer at his/her expense can purchase a title insurance policy.

DEED: Seller shall provide a Special Master Commissioner Deed.

CLOSING: The targeted closing date will be approx. 45 days after the auction.

POSSESSION: Possession shall be delivered to buyer at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated on a calendar year basis to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller & Buyer.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**