FINE & COMPANY LLC

REAL ESTATE AUCTION & ADVISORY SERVICES

MARCH 31 • REAL ESTATE

AUCTION

FORMER CENTRAL BIBLE COLLEGE

Unique Opportunity for Continued Use as a Campus, Retreat, or Total Redevelopment Opportunity

3000 N. Grant Avenue, Springfield, Missouri

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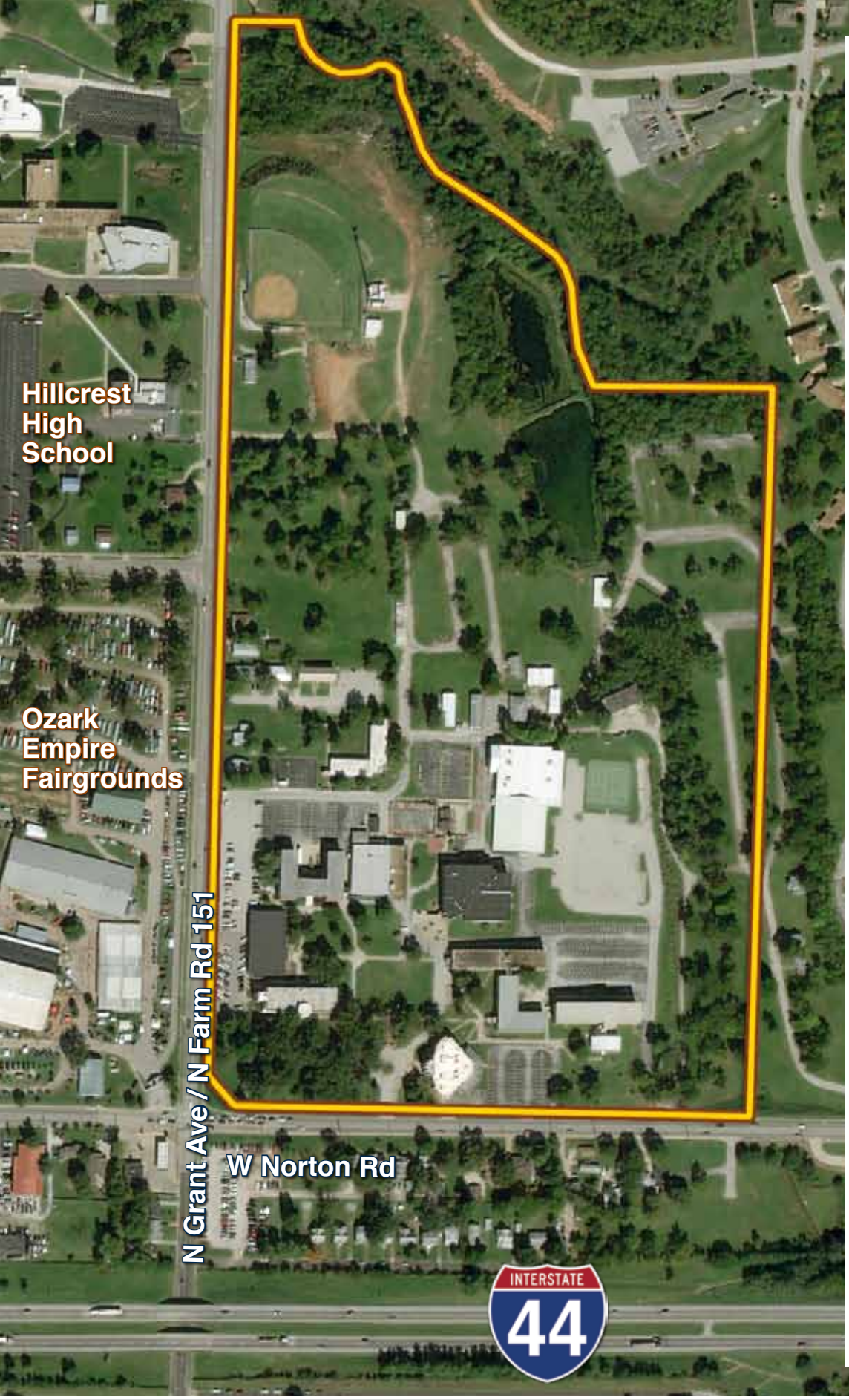
312.278.0600



Property Overview

- 66 rolling acres in a park-like setting. Includes two scenic lakes.
- 368,051 sf of buildings
- At the intersection of Grant Avenue and Norton Road in Springfield.
- A total of twenty-four buildings
- Buildings include offices, classrooms, 219 seat auditorium, 1,096 seat chapel, dining hall,1,000 seat gymnasium, and athletic facilities.
- On-site housing with a total of 366 dormitory rooms, 24 apartments, 4 townhomes, 8 single family homes,
- Ideal for educational or religious institutions, medical rehab uses, student housing multi-tenant facility or redevelopment
- Across from Ozark Empire Fair Grounds & Event Center, Dickerson Park, Hillcrest High School
- Close to Springfield International Airport, I-44 and downtown Springfield.
- 2,581 feet of frontage along the east side of Grant and 1,490 feet along the north side of Norton.
- Zoning – G1 - Government / Institutional District

Other Site Improvements

- Eight asphalt paved parking lots with 575 striped parking spaces
- Tennis & Paved Sports Courts
- Fenced baseball field
- Leased broadcast tower

ON-SITE INSPECTIONS:
10:30 AM - January 25
1:30 PM - February 17, 28
1:30 PM - March 15

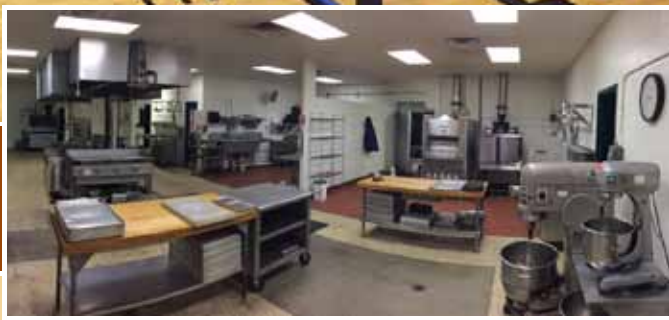
Please note: Inspections begin with registration in the chapel. The inspection tour begins at ten minutes after the posted inspection time. In order for us to provide the best service, please call to schedule your inspection in advance. Please do not arrive late.

BIDDING PROCEDURES:
Bidding is via sealed bid auction with bids due no later than 2:00 p.m., on March 31, by electronic delivery to Michael@FineAndCompany.com or the offices of Fine & Company, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015
Certified Funds Required to Bid: $75,000

BIDDER'S INFORMATION PACKET:
A detailed Bidder's Information Packet has been assembled for the properties which contains pertinent information related to the property, the auction and the Terms of Sale. The Packets will be available via email for $150.00 at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required to bid at the auction.

CENTRAL BIBLE COLLEGE The campus closed in 2014. Now is the time to buy and Bid Your Price!

This is your opportunity to join this movement and be part of the smart growth of Springfield!



Springfield is the region's hub and home to Missouri State University, Drury University, other private colleges, companies such as Bass Pro Shop, Springfield Branson International Airport and is the gateway to the Ozarks.

Springfield is the county seat of Greene County, third most populous city in the state of Missouri in a region with a population that has increased 20% since 2000. The economically diverse area is rated as the fastest growing metro area in Missouri.

It is ideally connected to southern Missouri and northern Arkansas and the country through its Interstate 44 highway and three state highway location and the Springfield Branson International Airport. Springfield is a major hub for warehousing and distribution due to its location on two major railways.

Largest Area Employers
Mercy Hospital
Cox Health Systems
Walmart Stores
Bass Pro Shops (HQ)
O'Reilly Auto Parts (HQ)
Chase Card Services
TeleTech

Ozark Regional Demographics
Population: 529,141
Median Household Income: $39,320
Per Capita Income: $32,686

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NOTE:
Should the campus not be sold in its entirety on March 31, it will be offered in parcels on June 1.

TERMS OF SALE:
This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packets, and the Purchase and Sale Contract.

BUYER'S PREMIUM:
A seven percent (7%) Buyer's Premium will be added to the final bid price, per the Terms of Sale.

BROKER PARTICIPATION INVITED:
A 1.5% referral fee of the bid price, as stated in the Terms of Sale, will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, for details.

DISCLAIMER:
The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE APPROXIMATE. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

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AMERICA'S REAL ESTATE AUCTIONEER
REALTORS® | Auctioneers | Consultants
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www.fineandcompany.com
In Cooperation with CBRE,
Michael Fine, licensed Missouri Real Estate Broker

CENTRAL BIBLE COLLEGE represents a unique opportunity to purchase a college campus and shortly to begin classes in this strong demand market or to buy pre-determined portions of the campus and redevelop for a wide variety of uses.