



ONSITE & ONLINE AUCTION

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140-Room Hotel Tropical Garden Resort and Spa

Auction: 11 AM CST, Tues., Oct. 12th

- Three Buildings on 4.87± Acres
- Centrally located within 3 minutes' walk from the 76 strip in the city of Branson

140-Room Hotel Tropical Gardens Resort and Spa

300 Schaefer Drive, Branson, MO 65616



From 65, head west on 76 Country Blvd. You will pass the Titanic, the Ferris Wheel and White Water Waterpark. Turn left on Schaefer Drive. Pass over Green Mountain Drive, the property is located at the end of the street, look for auction signs.

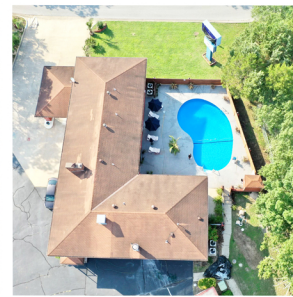
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140-Room Hotel Tropical Garden Resort and Spa 300 Schaefer Drive, Branson, MO 65616 11 AM CST, Tuesday, October 12th



**Out of State
Motivated Seller!**



This 140-room hotel sits on 4.87± acres of land and is surrounded by some residences. It has three buildings, 45,000± square foot that has 80 rooms, an indoor pool, business center, exercise room and a large basement, 25,000± square foot building with a two bedroom suite attached, and a 8,000± square foot building that has 8 bedrooms, a lobby and the breakfast area. Extensive renovations have been completed.

Preview Times: View at your convenience, front desk clerk will hand out information, please call Higgenbotham Auctioneers for questions regarding the auction process.



In co-operation with:
Canterbury Land &
Auction/Keller Williams
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Real Estate Terms: \$100,000 deposit due day of sale, can be in the form of a personal or business check. Balance due at closing on or before 45 days. 10% Buyers Premium. **Online/App Bidding:** \$5,000 credit card authorization to bid. (Funds will be released at the close of the sale.) Earnest money deposit of \$100,000 due within 24 hours of auction via wire transfer. Remaining balance due at closing on or before 45 days. 11% Buyer Premium. *Pre-auction offers are considered. Subject to pre-auction sale, change or withdrawal without notice. **Disclosure:** Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurement, & other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 211012 M.E. Higgenbotham, CAI, CES, AARE.

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