



Douglass Properties Sale Offering

March 16, 2022

Plaza Commercial Realty represents seller in the potential sale of the following property:
171+/- acres on S. Warren School/Mt. Celestial (Boone County Assessor Summaries attached)

***The 171+/- acres consist of 2 tracts – 79.7 & 91.22 acres (both approximate). Buyers may submit offers on individual tracts, and/or the combined total of 171 acres. Offers on individual tracts will be subject to an access easement through the Warren School tract to the Mt Celestial tract (route designated by seller, and recorded at closing). A single purchase of both tracts eliminates the need for the access easement.**

- All purchase offers must be submitted to **Plaza Commercial Realty (via email or physical delivery)** prior to deadline of **5:00pm May 19th, 2022**. Addresses for delivery are – MikeGrellner@PlazaCommercialRealty.com, or 2501 Bernadette Dr, Columbia, MO 65203.
- Properties are offered as-is; if purchase offer contains contingencies (for example, appraisal, finance title review, inspection), said contingencies must expire no later than 35 days after contract effective date.
- Closing must occur no later than 40 days after contract effective date.
- Earnest money requirement is minimum of \$50,000 per property, deposited at Boone-Central Title Company within two business days of full contract execution.
- All purchase offers must be accompanied by a financing letter from a local lender stating buyer has ability to get the required financing, or buyer has cash on hand to satisfy the purchase requirement.
- There is no minimum reserve bid (i.e., seller may not select any submitted offers), and seller reserves the right to orchestrate a second round of bidding for 'best and final offers'.
- Buyer assumes liability of verification of all published property data. **Properties sold as-is, where-is; no warranties or seller's disclosures provided besides those included in the Special Warranty Deed.**
- Purchase offers are subject to any existing leaseholds/occupancies on the property (leases – if applicable – are contained in this package).
- A copy of the seller's preferred MAR (Missouri Association of Realtors) sale contract form is included in this package.
- A title commitment for the property is contained in this package. A full title commitment and corresponding documents will be provided upon contract execution. The title commitment will be paid for by the seller, the owner's policy will be paid for by the buyer.
- Cooperating Realtors are welcome; 50% coop fee paid by listing agent (2.5%).
- **Property can be toured on a scheduled basis. Call the listing office for details and to schedule.**

The listing agent(s) for this property can be reached at the contact provided below.

Mike Grellner, SIOR

Plaza Commercial Realty

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