

ABSOLUTE AUCTION

Wednesday, January 27, 2010 12:30 pm

435 Eastern Blvd, Clarksville, IN
Auction to be held at Holiday Inn, Lakeside, Clarksville, IN



Morton Memorial United Methodist Church has merged with two other Methodist Churches and has retained River Realty & Auction Company to dispose of the asset at absolute auction!!

This property consists of the sanctuary building, offices, classrooms, dining hall and kitchen totaling approximately 35,000 square feet on approximately 2.41 acres of land in a prime location just off the I-65/Eastern Boulevard interchange. This property is ideally located for adaptive re-development for highway service, office and retail uses. Seller financing is available.

Traffic Count: Interstate 65 - 82,282 (2009 est.)
Eastern Blvd - 23,627 (2009 est.)

Frontage on 3 streets

The auction will take place on Wednesday,
January 27th 12:30 pm at the Holiday Inn,
Lakeside at 505 Marriott Drive in Clarksville,
Indiana 47129.

Property Previews on site are:
January 20th and 21st 12:00 pm to 2:00 pm

On-Line bidding at www.remex100auctionteam.com



100, Inc.

(502)897-1200 or (800) 438-4218

Harold Helm, CCIM, CAI, Realtor/Auctioneer, (502) 419-3614
Bill Dollinger, CPM, AARE, Auctioneer, (502) 736-0534
Julie Bex, CAI, Auction Office Manager (502) 897-1200



6006 Brownsboro Park Blvd
Louisville, KY 40207
(502) 897-1200

www.remax100auctionteam.com

Each office independently owned & operated
Member Kentucky, Indiana, & National Auctioneers Associations
P-1435,Au10000021, AC33900022, Au10900130
Seller: Morton Memorial Methodist Church

Return Service Requested

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Attention: Hospitality & Retail Developers

TERMS & CLOSING: Purchaser or winning bidder shall make a down payment at the conclusion of the auction of 15% of the purchase price in the form of cash, certified check, cashier's check, or good personal check secured by purchaser's personal demand note payable to the Auctioneer. Balance to be paid for a general or trustee's special warranty deed and insurable title on or before 30 days. Internet bidders will pay a convenience fee of \$525.00 per property they purchase in addition to the contract selling price for the real estate or the business, and their Buyer's premium will be 10.75% for the asset they are buying. For Bidding approval, bidders must make advance deposit of \$10000.00 in good funds in Auctioneer's Escrow account to receive bidding permission approval. When they are the successful bidder balance if any due of the 15% downpayment shall be wired before close of business on Thursday, January 28, 2010 to Auctioneer's Escrow account.

ATTENTION BROKERS: Broker participation is invited. Call Auctioneers for details and required registration forms. Registration deadline is 4:00 PM Monday preceding auctions.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the winning bid to determine the contract selling price for property.

AUCTION LOCATIONS: Holiday Inn, Lakeside at 505 Marriott Drive in Clarksville, Indiana 47129.

TRADES AND LEASE OFFERS: Auctioneers will consider trades of other real estate equities as a portion of your purchase price, provided these are cleared with them well in advance of the auction. Lease offers for all or portions invited prior to auction.

PRIOR SALE: All properties are subject to prior sale.

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