

Sealed Bid Auction * Cole's Antique Show

Premier Location in the Heart of Hwy 237 Antique Corridor! Highly Visible Location with Established Vendors!
IMMEDIATE POSSESSION & INCOME FOR FALL 2024 SHOW!

Tract 1 Southwest View



Round Top, Texas



Tract 1 Front View



Tract 2 Entrance

3637 State Hwy 237, Round Top, TX 78954

- 100,000+ Sq. Ft. Under Roof • 66,000 Sq. Ft. Fully Climate Controlled
- Over 250 Established Vendors • Substantial Income Potential
- 165 Booth Spaces Fully Climate Controlled • 7 Efficiency Apartments
- 87 RV Hookups • 1,756 Sq. Ft. Metal Sided Home & Shop



*Bids Due: Thursday, August 29 * 5pm CDT*

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**PROPERTY INSPECTION/
TOUR DATES:**
Thursday, August 8 · 12-3pm
Thursday, August 22 · 12-3pm
Thursday, August 29 · 12-5pm

PROPERTY

22[±]
acres
Offered in 2 Tracts

PROPERTY LOCATION: 3637 State Hwy 237, Round Top, TX 78954
BID DELIVERY LOCATION: *In Person Delivery* - 3637 State Hwy 237, Round Top, TX 78954
UPS or FedEx Delivery - 101 N. Main Street, Stillwater, OK 74075

Bids Due: Thursday, August 29 * 5pm CDT

SCHRADER
Real Estate and Auction Company, Inc.

Auction Manager: Brent Wellings
Email: brent@schraderauction.com

4% Buyer's Premium **972.768.5165**
www.SchraderAuction.com

Round Top, Texas

22[±]
acres

Offered in 2 Tracts



Cole's Antique Show is established along the Highway 237 Antique Corridor as a premier destination of the Round Top, Texas Antique Show. This local trademark venue features over 250 vendors from all over the United States, who collectively create a premier destination for Antique Enthusiasts, Collectors and Industry Professionals alike. NOW, after the passing of Mr. Jim Cole, this amazing real estate holding is being offered to the public! Lucrative income potential, premium location, ample room for expansion and multiple revenue generators make this an opportunity the discerning investor must take the time to evaluate. Being offered in 2 tracts, Bidders may submit an offer on an individual tract or combination that fits THEIR NEEDS.



Tract 1 Front Entrance



Tract 1 Highway Frontage



Tract 2 North View

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Tract 1 Main Entrance & Annex



Tract 2 RV Park

TRACT 1: 12± ACRES which include the retail vendor facilities, including:

- **66,000 sq. ft. "Main Building"** that is fully climate controlled, 165 booth spaces, restroom facilities and 7 efficiency apartments built in 2005. Booth spaces are fully occupied with established vendors from all over the United States.
- **26,852 sq. ft. "Annex Building"** that includes 103 independent exterior roll up door entrances, middle isle for walking and exterior sidewalks around entire building that was built in 2015. Fully occupied with established tenants also!
- **7,200 sq. ft. "Storage Building"** that has traditionally been used by the owners of the property for storage of personal property, BUT is equipped with 36 exterior roll up doors, exterior sidewalks and could easily be converted into additional vendor space! Build in 2006.
- **30 full water and electric RV hookups** are also included in Tract 1.

TRACT 2: 10± ACRES which include the main RV Park, Home & Shop:

- **57 Full RV Hookups** with water, electric and septic dumps at each location. Excellent potential revenue generator!
- **1,756 sq. ft., 2 Bedroom, 3 Bathroom home** with additional shop (80'x40' total), 3 garage/shop bays and fancy chicken coop! Built in 2004 but recently remodeled throughout the living space, making an outstanding on-site manager house or the perfect setting to build your dream home in the middle of the Round Top area!



Tract 1 South View

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Tract 1 Efficiency Apartments



Tract 1 South Entrance



Tract 1 Additional Storage



Tract 1 RV Hookups



Tract 2 Well Water



Tract 2 RV Septic



Tract 2

TERMS & CONDITIONS:

BIDDING PROCEDURE: The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements & information in the marketing materials are subject to the terms & conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's 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.**

DEED: Seller shall be obligated only to convey a merchantable title by Trustees Special Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance will be shared equally (50:50) by buyer(s) & Seller. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing, subject to rights of current tenants.

SURVEY: A new survey will be obtained only in 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.

TRACT MAPS; ACRES: Tract maps, advertised acres, building dimensions & square footages are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data & are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated with the referenced real estate, & the term "Property" will not include any mineral rights.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction & discretion of the Auction Company, Seller & its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company, Inc., Paul A. Lynn & Associates & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries & due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller & Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches & dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS & ANY OTHER PRIOR STATEMENTS.**

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Corporate Headquarters:
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800.451.2709 • 260.244.7606

Oklahoma Office:
101 N Main St, Stillwater, OK 74075 • 405.332.5505



in cooperation with
Paul A. Lynn & Associates, LLC
TX Broker #9000489

Auction Manager: Brent Wellings
Email: brent@schraderauction.com
Real Estate License #618910 Auctioneer License #16950

August	Su	M	Tu	W	Th	F	Sa
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	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
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Tract 1 Main Building

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