



FOR SALE AT AUCTION

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

CAMP SUNNEN

We invite you to **EXPLORE** Camp Sunnen and **IMAGINE** how your organization or foundation's mission can be accelerated with the purchase of this 353 +/- acre nature retreat, located in Potosi, Missouri.



LOOK DEEP INTO NATURE, AND THEN YOU WILL UNDERSTAND EVERYTHING

- *Albert Einstein*

EXPLORE

- A property which has served families and youth for generations creating a strong legacy of service
- A ready made nature retreat within a short drive of metro St. Louis, Rolla, Columbia, Jefferson City, Springfield or Cape Girardeau
- A property comprised of robust wooded hillsides, attractive meadows and beautiful access to a 300+ acre recreational lake
- A mature habitat offering a real-world laboratory for studying woodlands, plants, native grasses, wild life, fisheries and the wonders of creation

IMAGINE

- How your organization or foundation might cultivate a unique competitive advantage among your constituencies through a back to basics approach
- How your family might make a visible difference in the lives of others through Camp Sunnen sharing programs
- How your school or congregation might re-ignite a passion for ecology and the environment through nature-based programming
- How families, coworkers, congregations, student bodies, youth groups can get off the grid and nurture relationships in and with the outdoors

ST. LOUIS = 80 MI.
COLUMBIA = 140 MI.
JEFFERSON CITY = 108 MI.
ROLLA = 56 MI.
SPRINGFIELD = 166 MI.
CAPE GIRARDEAU = 116 MI.



CAMP SUNNEN

11304 Sunnen Lake Road
Unincorporated Washington County, Missouri 63664

Parcel Number	18-5.0-015-000-000-002.00000 18-2.0-010-000-000-003.00000
Property Type	Camp
Total Land Area	353.5 Acres
Ownership	Greater St. Louis Boy Scouts of America
Zoning	The subject parcels are located in Unincorporated Washington County. According to an official with the Washington County Clerk's office, the county does not have zoning regulations.
Real Estate Tax	N/A (Non-profit Ownership Status)
Legal Interest	Fee Simple
Access	Sunnen Lake Road via State Route AA and accessed via the south and west via Route 217
Utilities	The subject property is served by propane tanks, well and spring fed water, and septic tanks.

Property Improvements
Site improvements include chat roadways connecting the properties, campsites, a climbing wall, an archery range and a skeet shooting shelter.
Ranger station and welcome center
Multiple staff and family cabins
Multiple bunk houses
Utility service buildings
Shower houses
Camp pavilions
Nature lodge
Campsites
No express or implied warranty or guarantee of property conditions is made. Buyer shall rely on independent inspection. This is an AS IS WHERE IS SALE.

Property Repositioning Vision Scenarios

Camp Sunnen offers a unique opportunity for new owners to reposition the property in a variety of new directions or through a phasing or combination of strategic repositioning scenarios.*

SCENARIO A - Rustic Nature Retreat

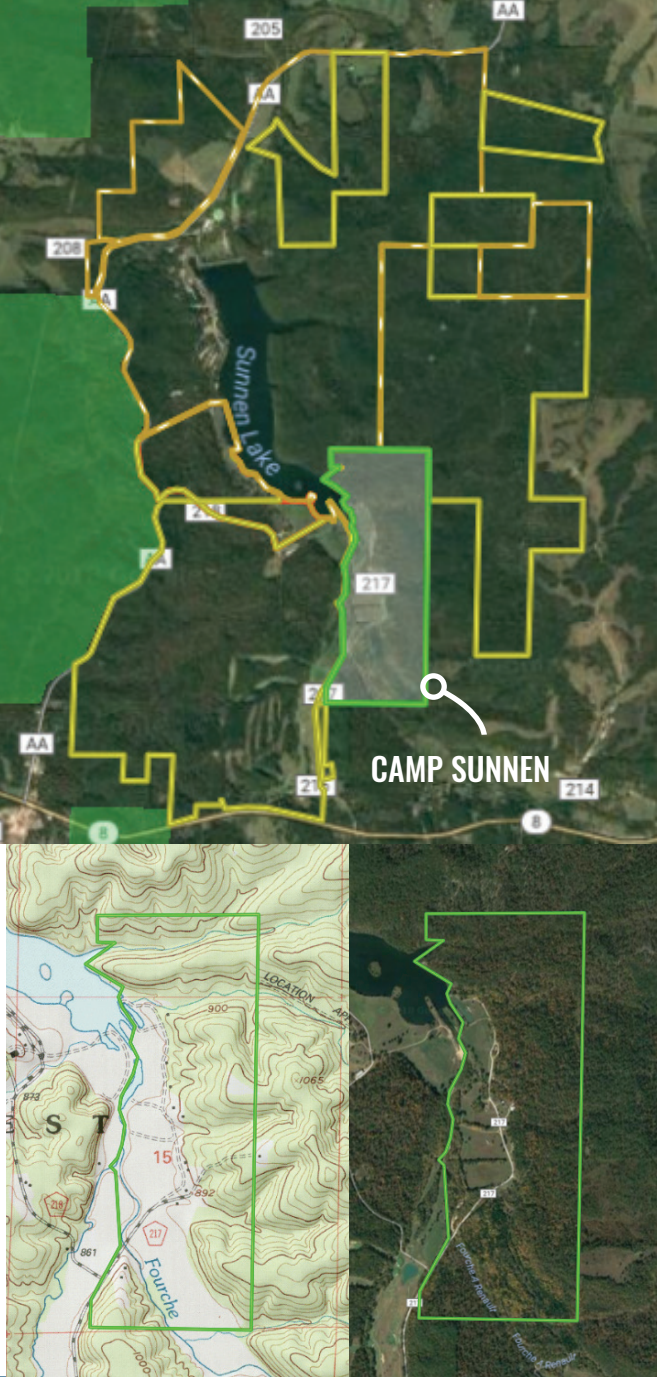
Rustic nature retreat established for basic camping and outdoors immersion with nature programming and lake recreation; together with integration of ownerships core mission programming.

SCENARIO B - Youth Center

Redevelopment into a full-service youth or student education and training center with new infrastructure and facilities investment and expansion-renovation of existing property improvements.

SCENARIO C - Non-Profit Retreat

Private family (Foundation) legacy retreat center for personal enjoyment sharing with outside constituencies through non-profit deployment of nature-environmental, faith sharing, character and leadership development programs.



IN EVERY WALK WITH
NATURE, ONE RECEIVES FAR
MORE THAN HE SEEKS.

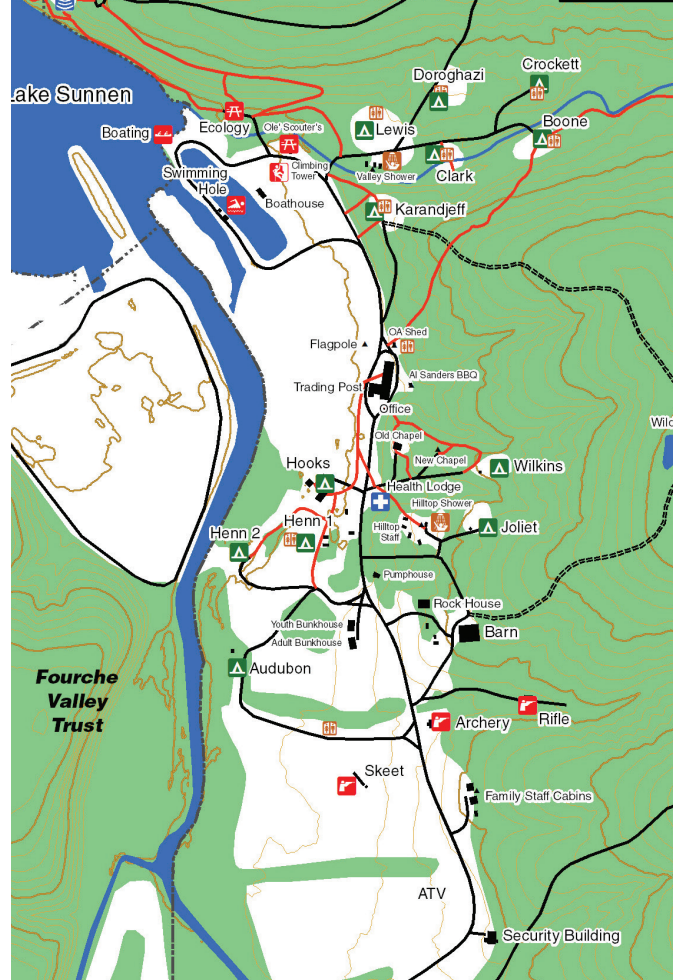
- John Muir

*The Missouri Department of Conservation and a host of resources are available to assist aa in the planning and habitat management programming for Camp Sunnen's future positioning.



BUYER PROFILES

The Camp Sunnen property is ideally suited for Churches, Schools, Foundations, Conservation Groups, Private Benefactors, Non-Profits and Families seeking to advance an appreciation for nature, the environment, team building, leadership development, faith sharing, recreation and individual and family celebration.



FOR COMPLETE DETAILS AND BIDDER REGISTRATION VISIT [TROPHYPA.COM](https://TrophyPA.com)

The Camp Sunnen marketing program and auction will be managed as per the following schedule. THIS PROPERTY OFFERING IS SUBJECT TO PRIOR SALE, AT THE SOLE DISCRETION OF SELLERS.

AUCTION TIMELINE

- Advertising and Promotion 4/25/2018 - 6/26/18
- Property Inspection 5/19/2018 - 5/30/18
- Online Auction 6/25/2018 - 6/27/18
- Successful Bid Selection & Contract Execution 7/16/18
- YMCA ROFR Expiration* 10/16/18
- Sale Contract Outside Closing Date 10/25/18

*YMCA ROFR provides for a 90 decision

THE FAMILY IS ONE OF NATURE’S MASTERPIECES.

- George Santayana

Due Diligence Materials Availability

The Seller has prepared a due diligence property information package to share with registered bidders including: a Title Report from Preferred Land Title, LLC, Legal Description, Amended and Restated Sunnen Lake Water and Land Use Agreement.

Disclosure and Disclaimers

The information contained herein has been obtained from sources deemed reliable however, TPA, nor seller, makes no warranties or guarantees of accuracy, expressed or implied. Prospective Buyers shall rely on their own investigation of the property fully. The Property is subject to a pre-existing right of first refusal to purchase by the YMCA. In the event the right of first refusal to purchase is executed then the successful bidder at auction or buyer under contract shall receive a offer decline fee upon the Closing of the purchase by the YMCA or its assigns.

THIS PROPERTY OFFERING IS SUBJECT TO PRIOR SALE, AT THE SOLE DISCRETION OF SELLERS.

AUCTION SALE TERMS & CONDITIONS

1. PROCEDURE: Bidding ends Wednesday, June 27, 2018 at 10:00 a.m., with a soft close, meaning that a last-minute bid will extend bidding by 5 minutes. All BIDS placed are by the acre.
 2. BUYERS PREMIUM: 5% Buyer's Premium will be added to the final bid price to arrive at the contract sale price.
 3. ACCEPTANCE OF BID PRICES: Winning bidder(s) will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, June 28, 2018 (hand delivered, faxed or scanned and emailed).
 4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Bidding is not contingent upon financing. The balance of the purchase price will be due at closing.
 5. CLOSING: Closing shall be on or before 3:00 p.m., Thursday, October 25, 2018 or within ten (10) days of notice from Seller to Buyer that the YMCA has given notice of its intent not to exercise its Right of First Refusal.
 6. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant, if any and subject to Buyer providing to Seller evidence of general liability insurance in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence.
 7. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).
 8. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Sales price will be adjusted based upon surveyed acres.
 9. REAL ESTATE TAXES: Seller shall pay 2017 and all-prior year real estate taxes, if any. The 2018 real estate taxes to be prorated to the day of closing.
 10. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.
 11. Right of First Refusal: The YMCA has a Right of First Refusal to purchase the said property on the same terms as a bona fide third party, within 90 days from the selection of a third-party offeror or completion of the Auction bid deadline. If the YMCA exercises its' Right of First Refusal, then the High Bidder on auction day will receive a payment from Seller in the amount of 5% of their high bid (not to exceed \$15,000.00) upon the successful closing of the sale.
- The information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

FOR ADDITIONAL INFORMATION:

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