



FISHER
AUCTION COMPANY

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KELLERWILLIAMS. REALTY



UNITED STATES BANKRUPTCY AUCTION

12 "Branson Yacht Club"
Lakefront Condominiums in
the Rock Lane Resort

Branson, Missouri

ONLINE AUCTION
APRIL 21ST
AT 11 AM CT

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OVERVIEW

Fisher Auction Company and Keller Williams Tri-Lakes & Lake of the Ozarks, as exclusive marketing agents, are pleased to offer 12 Lakefront Condominiums in a package purchase located in the Rock Lane Resort in Branson, Missouri

PROPERTY HIGHLIGHTS

- 12 Lakefront Condominiums on Pristine Table Rock Lake in Prestigious Branson, Missouri
- Each Unit contain One Bedroom, One Bathroom Main Unit with a One Bedroom, One Bathroom Lockout Unit with independent entry if desired
- All units have Washer/Dryer Connections
- Available Amenities include: Full Service Marina with Slip and Boat Rentals, Fishing Dock, 2 Swimming Pools, Boat Launch, Basketball, Tennis, Shuffleboard and Volleyball Courts, Business Center, Conference Rooms, and Playground
- Units will be sold Furnished
- Prime Location within minutes to Downtown Branson, World Famous Silver Dollar City, Branson Airport and Area Entertainment Venues

CONSTRUCTION FEATURES

- Asphalt Shingle Roof
- Residential Grade Steel Clad Doors
- Single Hung Vinyl Windows and Fixed Pane
- Wood Frame Construction
- Ceramic Tile and Carpeted Flooring
- Fire Suppression System
- Parking in Common Area
- Lap Style Vinyl Siding
- Natural Stone Accents
- HVAC - Surface Mounted Central Systems
- Original Construction in 2001/2002
- Exterior Stairwells need to be repaired

PROPERTY DETAILS

- **Location:** 611 Rock Lane, Branson, Missouri 65616
- **Land Size:** 73,616± Square Feet / 1.69± Acres
- **Zoning:** Zoned C-2 by Indian Point Village
- **Utilities:** Municipal Water and Sewer
- **Buildings:** 2 - 3 Story Lakefront Condominium Buildings with a total of 12 Units. See Unit Spreadsheet for individual Unit Information
- **COA:** TBD
- **Taxes:** See Unit Spreadsheet
- **Flood Zone:** Zone X - Panel No. 29209C0215C

EXTERIOR PHOTOGRAPHS

US BANKRUPTCY
AUCTION



INTERIOR PHOTOGRAPHS

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INTERIOR PHOTOGRAPHS

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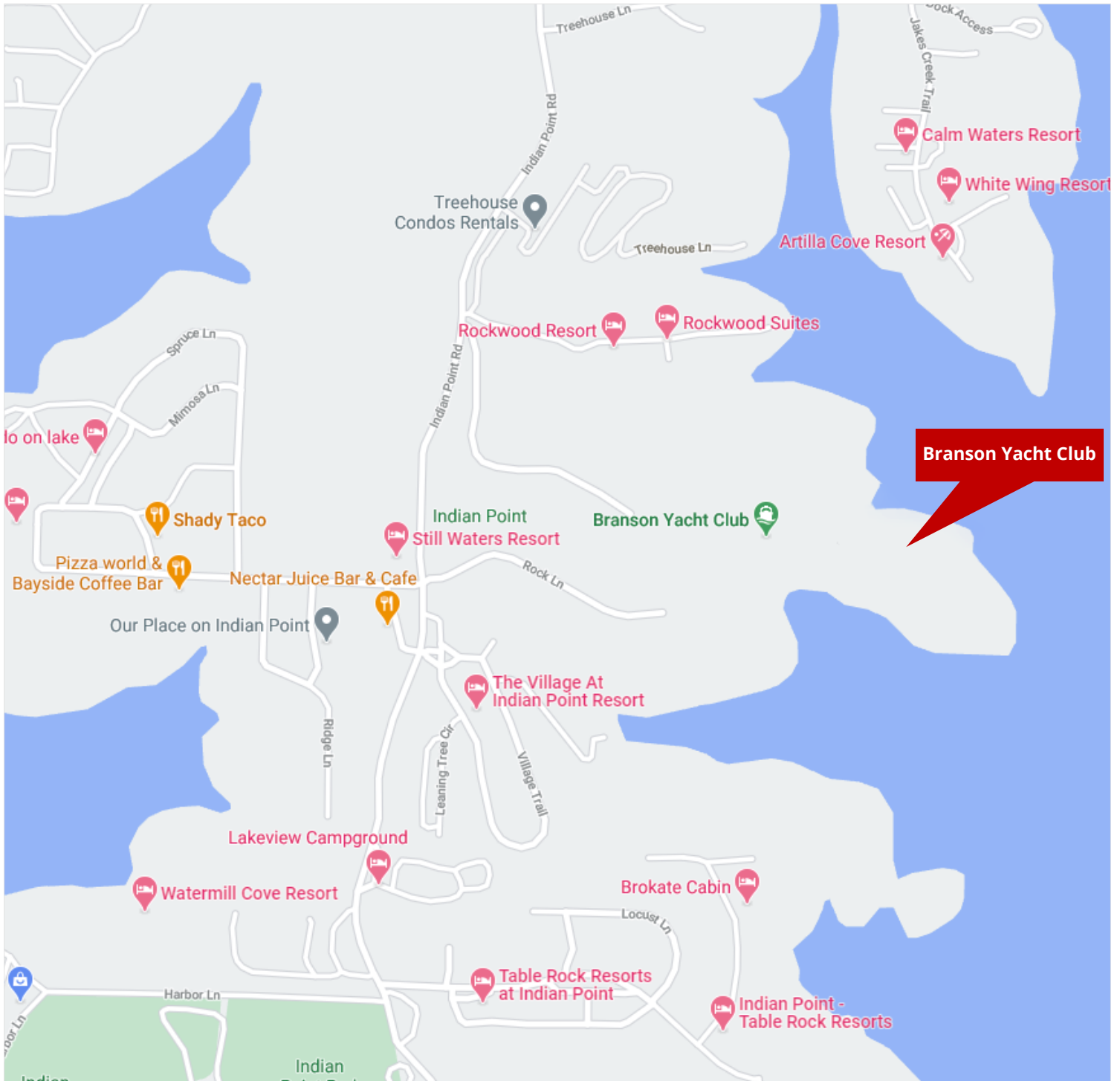
AMENITIES PHOTOGRAPHS

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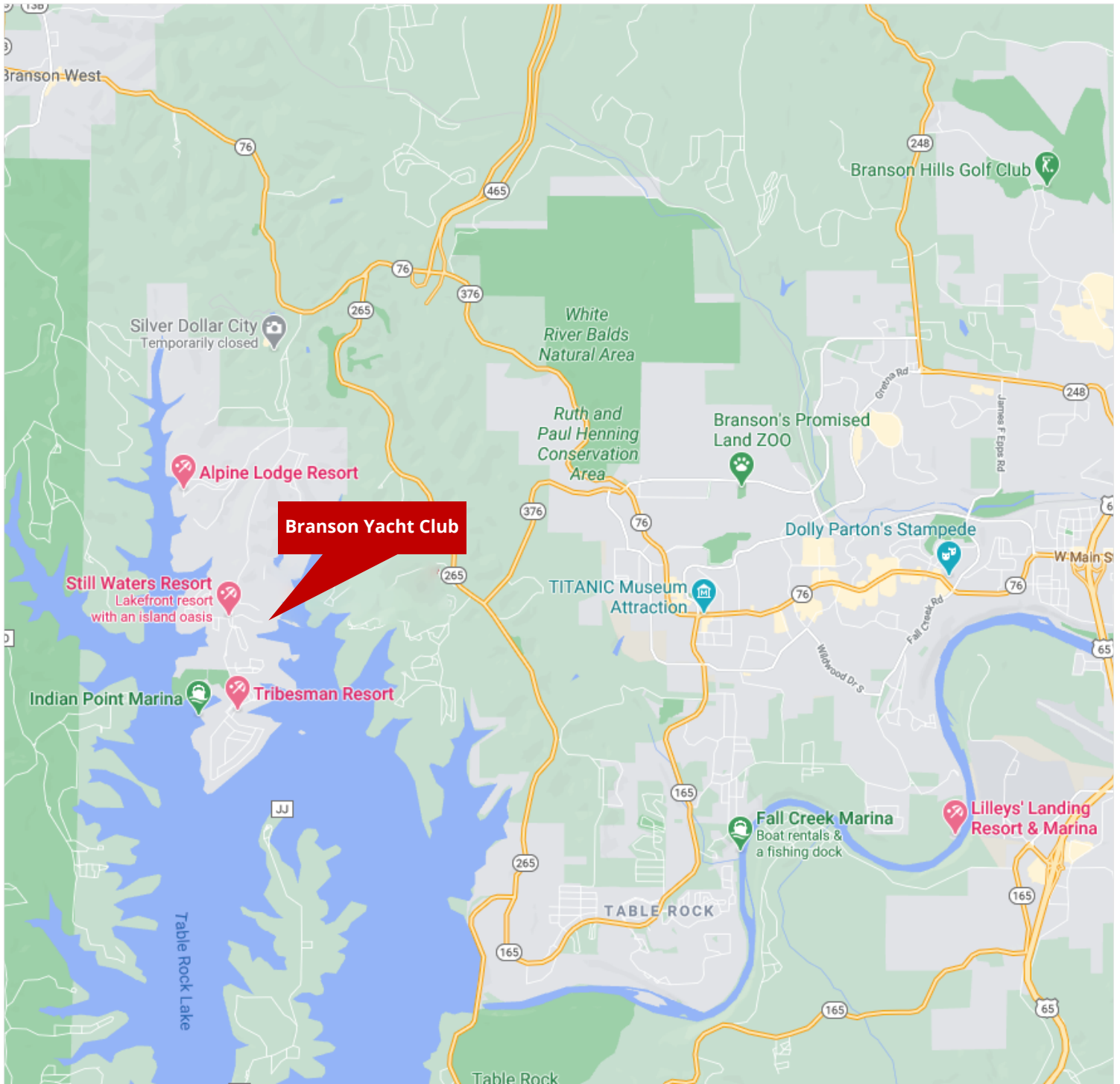
LOCATION MAP

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LOCATION MAP

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AUCTION



AUCTION SUMMARY

Online Auction Date / Time: Begins - Wednesday, April 21, 2021 @ 11:00 AM CT

Ends - Wednesday, April 21, 2021 @ 1:00 PM CT

Auction location:

Online Auction, Visit bid.fisherauction.com for Online Registration

Property Tours:

By Appointment Only. Please contact Shannon Cody at 417.335.1713 or Shannond@kw.com

**By Order of the United States Bankruptcy Court
West District of Missouri Southwestern Division
RE: Yacht Club Vacation Owners Association, Inc. Case No. 20-41555-11**

Auction

Method

- The Court has Approved a Stalking Horse and the Property will be offered to the highest and best bidder at or above a Bid Price of \$1,150,000 plus the 7% Buyer's Premium. The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Sale Hearing
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at Bid.fisherauction.com

QUALIFYING BIDDER

REQUIREMENTS

- Bidders must wire transfer the qualifying, fully refundable, initial Escrow Deposit in the amount of \$100,000.00 in U.S. Funds to Lashly & Baer P.C.'s Trust Account (Escrow Agent) no later than 5:00 PM Central Time Monday, April 19, 2021 (2 Business days prior to the Auction Date). Additionally, Bidders must submit the Online Bidder Registration Package no later than 5:00 PM Central Time Monday, April 19, 2021 (2 Business days prior to the Auction Date).
- An Additional Escrow Deposit ("the Supplemental Deposit") totaling (10%) of the total contract price shall be due from the Highest and Best Bidder via a Federal wire transfer in U.S. Funds (not an ACH Credit) to Lashly & Baer P.C.'s Trust Account (Escrow Agent) no later than 24 hours from the highest and best bidder being approved in Court.

BROKER

PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

COMMUNITY OVERVIEW

In America's heartland, Branson, Missouri, is one of the nation's favorite vacation destinations. Read on to explore some of the things to do here and why this small mountain town draws millions of visitors every year. The first thing you notice when you arrive in the Branson area is the breathtaking beauty of the hills, mountains and lakes of the Ozarks. Situated at the crossroads of the Midwest, the South and the West, the Branson area's mountains, lakes and streams is the most visited part of the Missouri Ozarks. Branson sits along the White River, which makes up three pristine lakes: Bull Shoals Lake, Lake Taneycomo and Table Rock Lake.

With so much natural beauty, you'll want to explore highways, lakes and trails. So whether you're wanting a leisurely fishing trip, Scuba diving or a horseback trail ride, the opportunities for outdoor adventure are everywhere you look. At more than 1,500 feet above sea level, the Shepherd of the Hills Inspiration Tower is the highest point in southwest Missouri and provides unmatched views for miles and miles.

Branson has been known for years as one of the best places in America to experience live Country, Bluegrass and roots music, but in recent years the live shows in Branson have diversified greatly. Now, you can find many other music genres like Rock 'n' Roll, show tunes and current pop, but there's also a variety of Broadway-style production shows, comedy, magic and more. Branson is home to dozens of popular attractions, including museums, golf courses, boating and more. And you can't talk about Branson attractions without mentioning Silver Dollar City, which was recently named one of the Top 10 theme parks in the world.

*INFORMATION OBTAINED FROM EXPLOREBRANSON.COM

DEMOGRAPHIC

POPULATION	ANNUAL VISITORS	AVERAGE VISITORS INCOME	AVERAGE VISITORS AGE	LOCAL REVENUE GENERATED BY TOURISM
7,500	7.2 MILLION	\$55,186	57	\$1.5 Billion

*INFORMATION OBTAINED FROM BRANSONTOURISMCENTER.COM



TEAM SUMMARY

Keller Williams and Fisher Auction Company have successfully partnered for many years. The Brokerages work in tandem to get the job done. Their professionalism as Partners, coupled with the same goal of obtaining the absolute best price for their client while still providing a transparent transaction for the Buyer, makes this team a success in whatever venture they take on.

**LAMAR FISHER**
PRESIDENT / CEO of
FISHER AUCTION

Lamar@fisherauction.com
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.

**CAROLYN CRISPIN**
BROKER of
CRSPIN TEAM
KELLER WILLIAMS

ccrispin1@gmail.com
471.598.1521

Carolyn Crispin, the leader of The Crispin Team. Her has many years of experience as the owner of an investment company and a real estate company. Carolyn has been a multi-million dollar producer since my real estate career began 11 years ago.

Her leadership experience has allowed her to put together a team of real estate agents that specialize in all areas of the market. Carolyn's team has more than 25 years combined experience in the real estate business. One of the top agencies in the Branson/Tri-Lakes area, Keller Williams is home to my team and we are one of the top producing teams in the Branson office.

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2112 EAST ATLANTIC BOULEVARD | POMPANO BEACH, FLORIDA 33062