

# CopperTop Tavern Bar, Grill & Outdoor Music Venue

Auction Date & Time: Tuesday, November 16 @ 10:00 AM

Open Inspection #1: Thursday, October 21 @ 10:00 AM - 1:00 PM

Open Inspection #2: Monday, November 15 @ 10:00 AM - 1:00 PM

General Property Details	
Address	725 West 700 South, Wolcottville, Indiana 46795
Zoning	B-3 (Highway Business District)
Parcel Numbers	44-11-25-300-005.000-005 & 44-11-25-300-012.000-005
Cause Number	44C01-2105-MF-000006
Lot Size	1.059 acres
Frontage Area	185' on S 700 W / 240' on S 075 W
Parking Lot	Paved Asphalt & Gravel Parking Areas
Assessed Tax Value	\$211,900 (2021 assessment)
Annual Taxes	\$2,519.72 (2020 pay 2021)
Other Pertinent Data	1,736 square foot deck for outdoor dining or music venue seating
	Outdoor tiki bar built-out on deck
<b>Located within a 15-minute drive of over 20 Lakes!</b>	

Bar & Grill	
Building Size	1,880 square feet
Construction Type	Wood framed
Roof Type	Pitched Asphalt Shingle
Year Built	1972
HVAC Type	Central A/C & Heat

Patio Bar & Event Space	
Building Size	1,440 square feet
Construction Type	Pole framed
Roof Type	Pitched Metal
Year Built	2016
HVAC Type	Ceiling-mounted heaters

General Auction Terms	
Required Down Payment	\$10,000 cashiers check & increased to 10% within 3 days
Closing Time	30 days after auction (December 16, 2021)
Tax Administration	No proration. Buyer will be responsible for both 2022 installments.
Buyer's Premium	10%

Restaurant Equipment and Seating will sell in an online-only auction same day as the real estate is selling. The first lot will close at 11:00 AM on November 16, 2021. Bidding will be available on our mobile bidding app available for Apple or Andriod devices or on our bidding website, <https://live.keyauctioneers.com>.