

SHOPKO® *Surplus Properties*

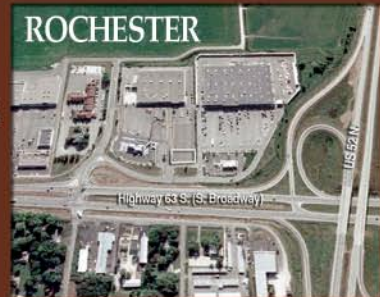
ILLINOIS · WISCONSIN · MICHIGAN · MINNESOTA · IOWA · NEBRASKA · WASHINGTON

AUCTION



SURPLUS PROPERTIES

28 TOTAL
OUTPARCELS
OF OPERATING
SHOPKO
STORES FROM
0.39± AC
TO 9.36± AC



800-257-4161

WWW.HIGGENBOTHAM.COM
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PROPERTY LOCATIONS & AUCTION SCHEDULE

Prime Outparcels Located Adjacent to Operating Shopko® Stores!



AUCTION SCHEDULE

All auctions to be held on site in the time zone of that particular state.

Monday, June 23rd

10:00 AM, Jacksonville, IL
1.29± ac parcel, 0.86 ac parcel
2:30 PM, Monmouth, IL
9.36± ac parcel, 1.3± acre parcel

Tuesday, June 24th

9:30 AM, Freeport, IL
(2) 0.96± ac parcels, 1.5± ac parcel
1:30 PM, Kenosha, WI
(2) 0.5± ac parcels, 0.72± ac parcel
5:30 PM, Madison, WI
1.47± ac parcel

Wednesday, June 25th

10AM, Ashwaubenon, WI
*0.43± ac parcel, 0.55± ac parcel,
and 1.52± ac parcel*
1PM, Ledgeview, WI
*1.24± ac parcel, 1.32± ac parcel,
1.34± ac parcel and 1.13± ac parcel*
4:30PM, Green Bay, WI
0.88± ac parcel

Thursday, June 26th

10:00 AM, Kingsford, MI
1.32± ac parcel, 1.33± ac parcel
5:00 PM, Rice Lake, WI
1.67± ac parcel, 0.60± ac parcel

Friday, June 27th

10:00 AM, Marshall, MN
0.65± ac parcel
5:00 PM, Rochester, MN
0.39± ac parcel

Saturday, June 28th

10:00 AM, Mason City, IA
2.26± ac parcel

Monday, June 30th

10:00 AM, Norfolk, NE
2.49± ac parcel

Wednesday, July 1

10:00 AM, Pullman, WA
0.66± ac parcel

10:00 AM, MONDAY, JUNE 23

JACKSONVILLE, ILLINOIS

AUCTION SITE: 1962 & 1968 W. MORTON AVE, JACKSONVILLE, IL, MORGAN COUNTY

1



- 2 Commercial Development Tracts beside an operating 101,688± s.f. ShopKo Store:
 - 1A) 1.29± acre (56,018 sf) tract
 - 1B) .86± acre (37,505sf) tract
- Frontage: Lot #1B has frontage on W. Morton Ave.
- Zoned: PDC: Planned Development Commercial

Neighboring businesses include: ShopKo, Wal-Mart Supercenter, Payless, Dollar General, Sonic, Grandma Rudis Restaurant, BJ's Restaurant, Steak 'n Shake, Applebee's

Directions: Take I-72 exit # 68 onto Old Jacksonville Rd. (Old US 36) and head West for 1.6 miles. Keep straight onto SR-104 (Old Jacksonville Rd./E. Morton Ave.) for 1.5 miles. Continue straight for 1.9 miles to the property. Look for the auction signs!

Jacksonville, Illinois

2:30 PM, MONDAY, JUNE 23

MONMOUTH, ILLINOIS

AUCTION SITE: 2 OUTPARCELS AT 1190 N. 6TH ST.*, MONMOUTH, IL, WARREN COUNTY

2

*Address is of existing ShopKo store



- 2 Commercial Development Tracts beside an operating 60,985± s.f. ShopKo Store:
 - 2A) 9.36± acre (407,808sf) tract
 - 2B) 1.30± acre (56,497sf) tract
- Frontage: 2A) 1,028± ft frontage on US Highway 34
2B) 117± ft. frontage on US Highway 34 & 243± ft. frontage on Hwy 67 (N. Main St.)
- Zoned: 2A) B-4; Highway Commercial District, City of Monmouth
2B) A-1; Agricultural District, Warren County

Neighboring businesses include: ShopKo, Monmouth Municipal Airport, Beck's Express, Burger King, City Ford, Cavanaugh's Chrysler Dodge

Directions: From US 34 & 140th St., head West for 6.6 miles to the property at the intersection of Main St. & US 34. Look for the auction signs!

Monmouth, Illinois

9:30 AM, TUESDAY, JUNE 24

FREEPORT, ILLINOIS

AUCTION SITE: 3 OUTPARCELS AT 555 W. SOUTH ST.*, FREEPORT, IL, STEPHENSON COUNTY

3

*Address is of existing ShopKo store



- 3 Commercial Development Tracts in 75,844± s.f. Shopko Subdivision
 - 3A) .96± acres (42,000 sf) tract
 - 3B) .96± acres (42,000 sf) tract
 - 3C) 1.50± acres (65,355 sf) corner tract
- Frontage: 3A) 205± ft. frontage on W. South St. & 200± ft. frontage on Rosenstiel Dr.
3B) 210± ft. frontage on W. South St.
3C) 370± ft. frontage on Rosenstiel Dr.
- Zoned: B-3; Community Wholesale District

Neighboring businesses include: ShopKo, Payless, Dairy Queen, Wal-Mart, K-Mart, Applebee's, Logan's Bar & Grill, Burger King, JC Penney, Sear's, Book World, Dollar Tree and Blain's Farm & Fleet

Directions: From US 20, take exit onto SR 26 and head south for 2.9 miles. Turn Left (East) onto W. South St. Property is .3 mile. Look for the auction signs!

Freeport, Illinois

1:30 PM, TUESDAY, JUNE 24

KENOSHA, WISCONSIN

AUCTION SITE: 5300 52ND ST. *, KENOSHA, WI, KENOSHA COUNTY

Kenosha,
Wisconsin

4

*Address is of existing ShopKo store



Neighboring business include: ShopKo, Payless, Great Lakes Electric & Wal-Mart

Directions: Take I-94 exit #342 onto WI-158 and head East towards Kenosha for 4.6 miles to the property. Look for the auction signs!

- 3 Commercial Development Tracts beside an operating 97,961± s.f. ShopKo Store:
 - 4A) .50± acre (21,780 sf) tract
 - 4B) .50± acre (21,780 sf) tract
 - 4C) .72± acre (31,363 sf) tract
- Frontage: 4A) 128± ft. frontage on 52nd St.
4B) 128± ft. frontage on 52nd St.
4C) 135± ft. frontage on 52nd St.
- Zoned: B-2; Community Business District

5:30 PM, TUESDAY, JUNE 24

MADISON, WISCONSIN

AUCTION SITE: 2401 SHOPKO DR. *, MADISON, WI, DANE COUNTY

Madison,
Wisconsin

5

*Address is of existing ShopKo store



- Lot 5: 1.47± ac (64,085sf) Commercial Development Tract adjacent to an operating 98,160± s.f. ShopKo Store
- Frontage: 197± ft frontage on Shopko Dr. and 446± ft. frontage on Aberg Ave.
- Zoned: PUD, GDP; General Development Plan

Neighboring business include: ShopKo, Copp's Food Center, Payless, Bridges Golf Course

Directions: From I-90/94/39, take exit #138B onto SR 30 and go West for 2.8 miles. Keep straight on Aberg Ave. for .5 miles to the property on the right. Look for the auction signs!

10:00 AM, WEDNESDAY, JUNE 25

ASHWAUBENON, WISCONSIN

AUCTION SITE: 2421, 2431, 2441 HOLMGREN WAY, ASHWAUBENON (GREEN BAY), WI, BROWN COUNTY

Ashwaubenon,
Wisconsin

6



Neighboring business include: ShopKo Stores Corporate Offices, Bay Park Square Mall, AnchorBank, Escape Medical Spa & Salon, & Pamperin's Paint

Directions: Take US 41, exit #164 onto Cr-AAA (S. Oneida St.) for 1 mi. Turn Right (East) onto Pilgrim Way for .2 mi. Turn Left (North) onto Holmgren Way for .2 mi. to the property. Look for the auction signs!

- 3 Commercial Development Tracts at the Shopko Corporate Offices across from the Bay Park Square Mall
 - 6A) .43± acres (18,550 sf) tract
 - 6B) .55± acres (24,033 sf) tract
 - 6C) 1.52± acres (66,029 sf) tract
- Frontage: 6A) 167± ft. frontage on Holmgren Way
6B) 139± ft. frontage on Holmgren Way
6C) 151± ft. frontage on Holmgren Way
- Zoned: 3B; Community Business

1:00 PM, WEDNESDAY, JUNE 25

LEDGEVIEW, WISCONSIN

AUCTION SITE: 3705 MONROE RD.*, LEDGEVIEW (DE PERE), WI, BROWN COUNTY

Ledgeview,
Wisconsin

7

*Address is of existing ShopKo store



- 4 Commercial Development Tracts
 - 7A) 1.24± acre (53,916sf) tract
 - 7B) 1.32± acre (57,628sf) tract
 - 7C) 1.34± acre (58,238sf) tract
 - 7D) 1.13± acre (49,399sf) tract
- Frontage: Each lot has 150± ft. frontage on Monroe Rd.
- Zoned: NCD; Neighborhood Center District

Neighboring business include: ShopKo Express, FCTI Bank, and Shell

Directions: Take SR 172, exit onto Monroe Rd. Head Southwest on Monroe Rd. for 2.1 miles to the property. Look for the auction signs!

4:30 PM, WEDNESDAY, JUNE 25

GREEN BAY, WISCONSIN

AUCTION SITE: 2432 E. MASON ST.*, GREEN BAY, WI, BROWN COUNTY

Green Bay,
Wisconsin

8

*Address is of existing ShopKo store



- Lot 8: .88± acre (38,246sf) Commercial Development Tract beside an operating ShopKo Store
- Zoned: R-1 PUD; East Town Mall

Neighboring businesses include: ShopKo, Petco, Hobby Lobby, Office Max, Kohl's, Cub Foods, Applebee's, Fazoli's, McDonald's, Perkins and Storheim's Frozen Custard

Directions: Take I-43, exit #183 and turn Right (West) onto E. Mason St. for 1.1 mile. Look for the auction signs!

10:00 AM • THURSDAY, JUNE 26

KINGSFORD, MICHIGAN

AUCTION SITE: 500 S. CARPENTER AVE.*, KINGSFORD, MI, DICKINSON COUNTY

Kingsford,
Michigan

9

*Address is of existing ShopKo store



- 2 Commercial Development Tracts in front of an operating 94,250± s.f. ShopKo Store:
 - 9A) 1.32± acre (57,499sf) tract
 - 9B) 1.33± acre (57,935sf) corner tract
- Frontage: 9A) 221± ft. frontage on Carpenter Ave. 9B) 235± ft. frontage on Carpenter Ave. & 175± ft. frontage on East Blvd.
- Zoning: B-1; Business

Neighboring businesses include: ShopKo, True Value, Payless, JC Penney, Sear's, Burger King, Dairy Queen, Hallmark, Family Dollar

Directions: From US-2, turn West onto H St. for .4 mile. Turn Left (South) onto M-95 for .5 mile to the property. Look for the auction signs!

5:00 PM, THURSDAY, JUNE 26

RICE LAKE, WISCONSIN

AUCTION SITE: 320 HIGHWAY O*, RICE LAKE, WI, BARRON COUNTY

10

*Address is of existing ShopKo store



- 2 Commercial Development Tracts beside an operating 75,844± s.f. ShopKo Store:
 - 10A) 1.67± acre (72,823sf) tract
 - 10B) .60± acre (26,125sf) tract
- Frontage: 10A) 271± ft. frontage on Pioneer Ave. 10B) 279± ft. frontage on College Dr.
- Zoned: CH; Highway Commercial

Neighboring businesses include: ShopKo, Payless, Norske Nook, Cedar Mall, South Ridge Center, K Mart, and Lehman's Super Club

Directions: From US-53 take exit #140 onto 18-1/2 Ave. (CR O) and head East for .8 mi. Turn Left (North) onto Pioneer Ave. for .8 mi. to the property at the College Dr. intersection. Look for the auction signs!

Rice Lake, Wisconsin

10:00 AM, FRIDAY, JUNE 27

MARSHALL, MINNESOTA

AUCTION SITE: 1200 E. SOUTHVIEW DR.* , MARSHALL, MN, LYON COUNTY

11

*Address is of existing ShopKo store



- Lot 11: .65± acre (28,318sf) Commercial Development Tract in front of an operating 71,847± s.f. ShopKo Store & an operating Wal-Mart Store
- Frontage: 130± ft frontage on Southview Dr.
- Zoning: B-3; General Business

Neighboring businesses include: ShopKo, Wal-Mart, Payless, 1st Independent Bank, Cost Cutters, Hy Vee Pharmacy, and Runnings Farm & Fleet

Directions: Take SR 23 (Airport Rd.) North toward Marshall. Turn Right (Southeast) onto US-59 for .2 mile. Turn left on Southview Dr. and proceed to property. Look for the auction signs!

Marshall, Minnesota

5:00 PM, FRIDAY, JUNE 27

ROCHESTER, MINNESOTA

AUCTION SITE: 2820 HIGHWAY 63 S.* , ROCHESTER, MINNESOTA · OLMSTEAD COUNTY

12

*Address is of existing ShopKo store



- Lot 12: .39± acre (17,087sf) Commercial Development Tract in front of an operating 90,499± s.f.
- Zoned B-4, General Commercial District
- Lot size: 156'± x 110'±

Neighboring businesses include: ShopKo, Menard's, Culver's, Wendy's, Eastwood Bank, Curves, Sport's Authority, Bed Bath & Beyond, Wal-Mart, Kohl's, Burger King, Subway, Papa John's and Famous Footwear

Directions: Take I-90 exit #218 onto US 52 N. for 5.5 miles. Merge onto US 63 (S. Broadway) via exit #51 and go North (Right) .5 miles to the property. Look for the auction signs!

Rochester, Minnesota

10:00 AM, SATURDAY, JUNE 28

MASON CITY, IOWA

AUCTION SITE: 615 S. MONROE AVE.,* MASON CITY, IA, CERRO GORDO COUNTY

Mason City,
Iowa

13

*Address is of existing ShopKo store



- Lot 13: 2.26± acre (98,628sf) Commercial Development Tract beside an operating 75,063± s.f. ShopKo Store
- Frontage: 25± ft. frontage on 6th St. SW & 300± ft. frontage on S. Jefferson Ave.
- Zoning: C; Commercial Arterial

Neighboring businesses include: ShopKo, Culver's, Casey's General Store, Payless, First Credit, Community Motors, Great Clips, Mason City Honda, Pete's Kitchen, Advance America, American Home Patient and Eye Mart Optical

Directions: Take I-35, exit #194 onto 265th St. (SR-122) and head East for 7.4 miles. Turn Right (South) onto S. Monroe Ave. to the property. Look for the auction signs!

10:00 AM, MONDAY, JUNE 30

NORFOLK, NEBRASKA

AUCTION SITE: 2005 KRENZIEN DR.* , NORFOLK, NE, MADISON COUNTY

Norfolk,
Nebraska

14

*Address is of existing ShopKo store



- Lot 14: 2.49± acre (108,565sf) Commercial Development Tract beside an operating 66,827± s.f. ShopKo Store
- Frontage: 40± ft. frontage on Krenzien Dr.
- Zoning: C-1; Local Business District

Neighboring businesses include: ShopKo, Payless, Dollar General, Rodeway Inn, Sears, Hampton Inn, Holiday Inn Express, Abbey Books, Magnolias, Quiznos, Hobby Lobby, Sonic, Village Inn, Sunset Plaza, JC Penney and Nebraska Sports

Directions: Heading North on Hwy 81 toward Norfolk, turn Left onto W. Omaha Ave. (US 275) or .6 mile. Turn Left onto S. 20th St. The property is at the corner of S. 20th St. and Krenzien Dr. Look for the auction signs!

10:00 AM, TUESDAY, JULY 1

PULLMAN, WASHINGTON

AUCTION SITE: 1450 SOUTH GRAND AVE.* , PULLMAN, WA, WHITMAN COUNTY

Pullman,
Washington

15

*Address is of existing ShopKo store



- Lot 15: .66± acre (28,900sf) Commercial Development Tract in front of an operating ShopKo Store
- Frontage: Frontage on the existing ShopKo entrance drive
- Zoning: C-3; General Commercial District

Neighboring businesses include: ShopKo, Safeway, Chipman & Taylor Chevrolet, Starbucks, Dairy Queen, McDonalds, Arby's, American West Bank, Washington State Employees CU, Dollar Store, Western Union, Campbell Piano and Henry's Ace Hardware

Directions: Heading North on US-195, keep straight onto SR-27 (S. Grand Ave.) for 1.3 miles to the property. Look for the auction signs!

FREQUENTLY ASKED QUESTIONS

Answers to Your Questions...

WHAT IS A DUE DILIGENCE PACKAGE AND HOW DO I GET ONE?

A due diligence package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to www.higgenbotham.com & clicking on the "Register" button. After you fill in the information, you will be emailed a user name & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The due diligence package will then be available for you. You may also call our office to obtain a copy of the due diligence package.

WHERE WILL THE AUCTION BE HELD?

Each auction will be held on site. Each sale will be held in the time zone of that particular state.

IS THERE A PREVIEW FOR THESE PROPERTIES?

You may drive by any property at your leisure to preview. If you have specific questions concerning the auction, plan to log onto our bidder's seminar at www.bid.higgenbotham.com, 2PM (EST), Friday, June 20th and Wednesday, June 25th.

WHAT IF I CAN'T ATTEND THE AUCTION?

If you cannot attend the auction in person, you may arrange to bid via the Internet in real-time by calling our office no later than 48 hours prior to the auction. You MUST be pre-registered to bid via the Internet. Visit www.bid.higgenbotham.com and review the terms and conditions. You may also listen live to the auction at www.bid.higgenbotham.com.

WHAT IS AN ACCEPTABLE FORM OF DEPOSIT?

Auction deposits can be made in the form of personal or business check.

WILL I GET CLEAR TITLE TO THE PROPERTY?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the bid package or at the auction.

WHAT ABOUT FINANCING?

The sale is not contingent on the buyer's ability to obtain financing. Buyers should arrange for their financing prior to the auction.

WHAT ABOUT TERMS?

FOR INTERNET BIDDING: \$10,000 deposit in certified funds required 48 hours prior to the auction. If you are the high bidder, an additional amount equal to 10% required within 3 business days.

ON SITE BIDDING: 10% deposit day of sale. Balance due at closing in 45 days. 10% buyer's premium.

For a complete due diligence package on any of these properties, please contact our office:

800-257-4161

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