KEARNEY and COMPANY
a limited company

PROPERTY INFORMATION & AUCTION PREVIEW

212-214 S. CAMPBELL AVENUE

Springfield, Missouri 65806

PUBLIC AUCTION

Saturday, November 21, 2026 - 10:00 AM

Mixed-use retail and loft property | 5,889 Sq. Ft. m/l - Per Appraisal

1-888-535-3547

www.kearneyandcompany.com

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This preview contains selected property and auction information.
It is not the complete Bidder Information Package.

Historic property appraisal reports are reproduced as historical records and are not representations of current market value.

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01 | PROPERTY OVERVIEW

212-214 S. Campbell Avenue

Springfield, Missouri 65806

PROPERTY TYPE	Mixed-use retail and loft property
HISTORIC IDENTITY	1889 historic home of Sass Jewelers
BUILDING AREA	5,889 Sq. Ft. m/l - Per Appraisal
CONFIGURATION	Two commercial units / two residential loft apartments
AUCTION	Saturday, November 21, 2026 - 10:00 AM
PARCEL NO.	881324212007

Packet purpose. This packet organizes available property information and auction due-diligence materials. Original source documents are reproduced as exhibits wherever practical. Historic appraisals are included for their documentation of the property, building size, configuration, unit spaces, photographs and related historic information; their opinions of value are not presented as indications of current market value.

COMMUNITY OVERVIEW

Springfield, Missouri

Springfield is the principal commercial, employment, educational and medical center of southwest Missouri and serves as a regional hub for a broader multi-county area extending into southern Missouri and northern Arkansas. The city is located along Interstate 44, with U.S. Highway 65 providing major north-south access and U.S. Highway 60 providing regional east-west access.

Springfield's economy is diversified among health care, education, government, manufacturing, distribution, retail, hospitality and professional services. Major institutional anchors include Missouri State University, CoxHealth and Mercy, together with a substantial concentration of regional businesses and governmental services.

Downtown Springfield

Downtown Springfield is the historic commercial and civic center of the city. The district includes a mixture of office, retail, restaurant, entertainment, residential, governmental and institutional uses centered generally around Park Central Square and the surrounding commercial streets.

The downtown area contains a substantial inventory of historic commercial buildings, many of which have been rehabilitated for contemporary retail, office, restaurant and residential uses. Upper-floor loft development and conversion of well-known larger structures for similar use have become standard components of the downtown building stock. This mix has allowed residential and commercial uses to coexist in both small and large structures throughout downtown.

Downtown is also home to Missouri State University facilities, government offices, entertainment venues, restaurants and locally operated businesses. The downtown core includes Jordan Valley Park, the newly renamed Hammons Field, and, near this auction property, significant investment and improvements through the Renew Jordan Creek project and its associated park. Further, projects proposed but not yet funded have included significant convention facilities and corridor improvements.

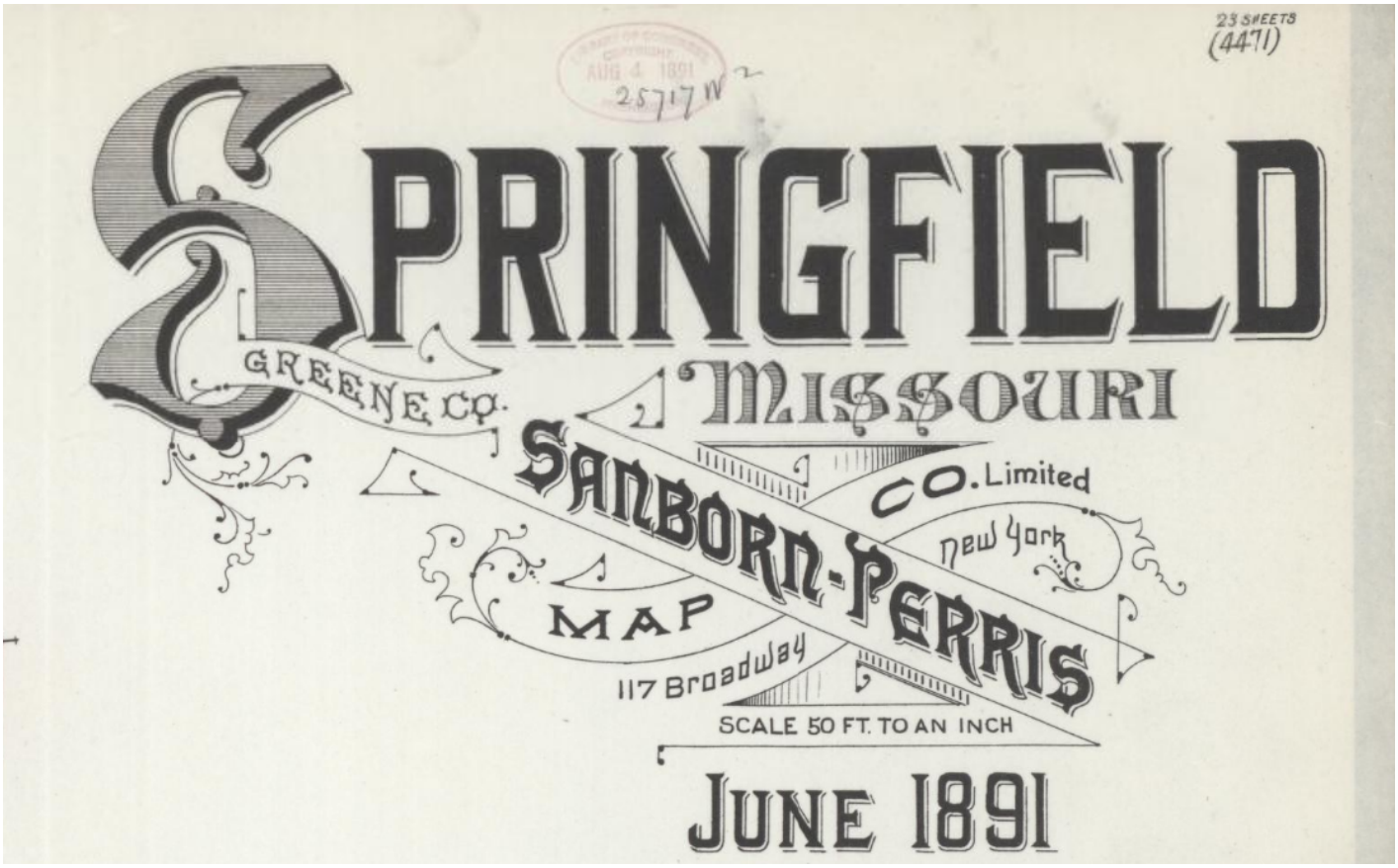
Campbell Avenue / Property Area

212-214 S. Campbell Avenue is located in Springfield's historic downtown commercial district, approximately one block west of Park Central Square. Campbell Avenue forms part of the traditional downtown street grid and connects the property directly with the Park Central area e broader downtown business district.

The immediate area contains a mixture of historic commercial buildings, restaurants, entertainment establishments, professional offices, residential lofts and other commercial uses. The property's mixed-use configuration - street-level commercial space with upper-level residential lofts - is consistent with the pattern of adaptive reuse found throughout the downtown district.

The property, built in 1889, is also associated with Springfield's historic commercial development through its longtime use as the home of Sass Jewelers, dating to 1927. Its location, existing mixed-use configuration and historic building character allowed it to obtain designation as part of the National Register of Historic Places and enabled the present owners to maximize its total renovation through Missouri and National Park Service historic tax credit programs in 2005.

1891 SANBORN-PERRIS FIRE INSURANCE MAP — TITLE DETAIL

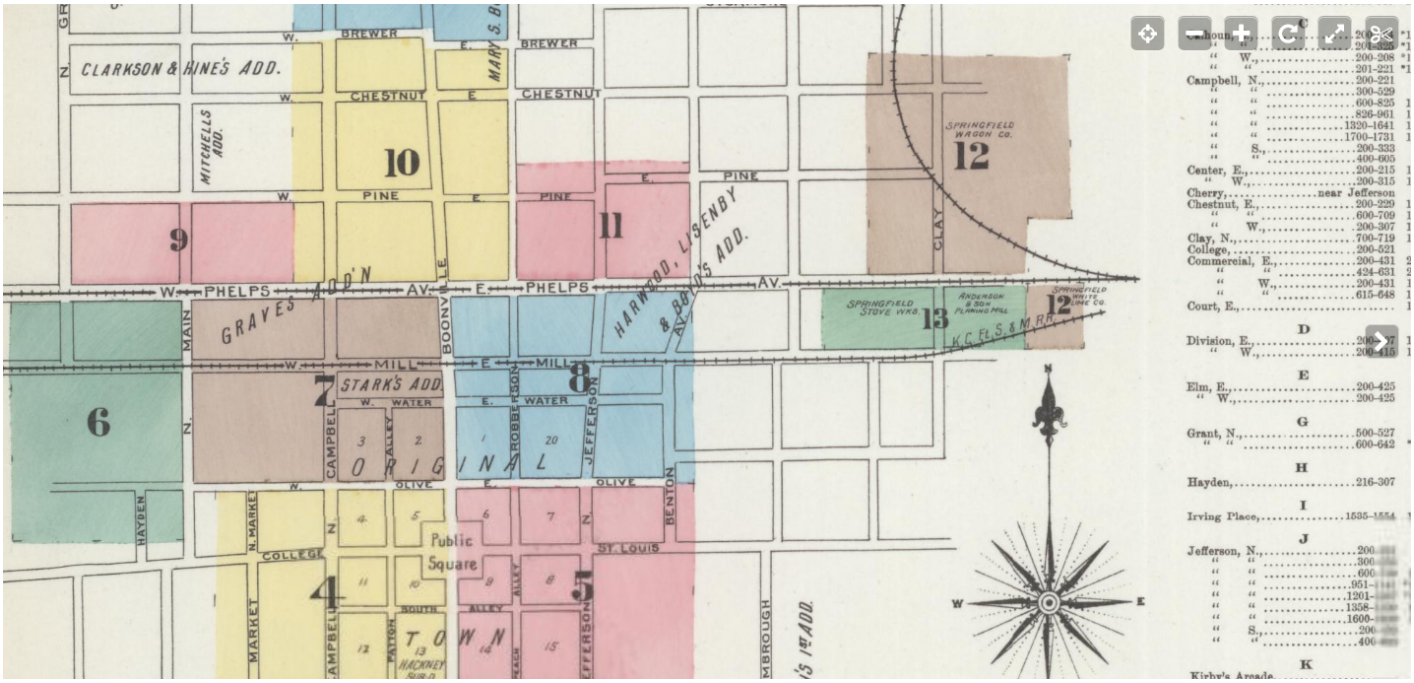


Excerpted from the 1891 Sanborn-Perris Fire Insurance Maps on record with the United States Library of Congress.

Source: Sanborn Fire Insurance Map from Springfield, Greene County, Missouri, June 1891.

Credit: Library of Congress, Geography and Map Division, Sanborn Maps Collection.

1891 SPRINGFIELD MAP — CENTRAL CITY DETAIL

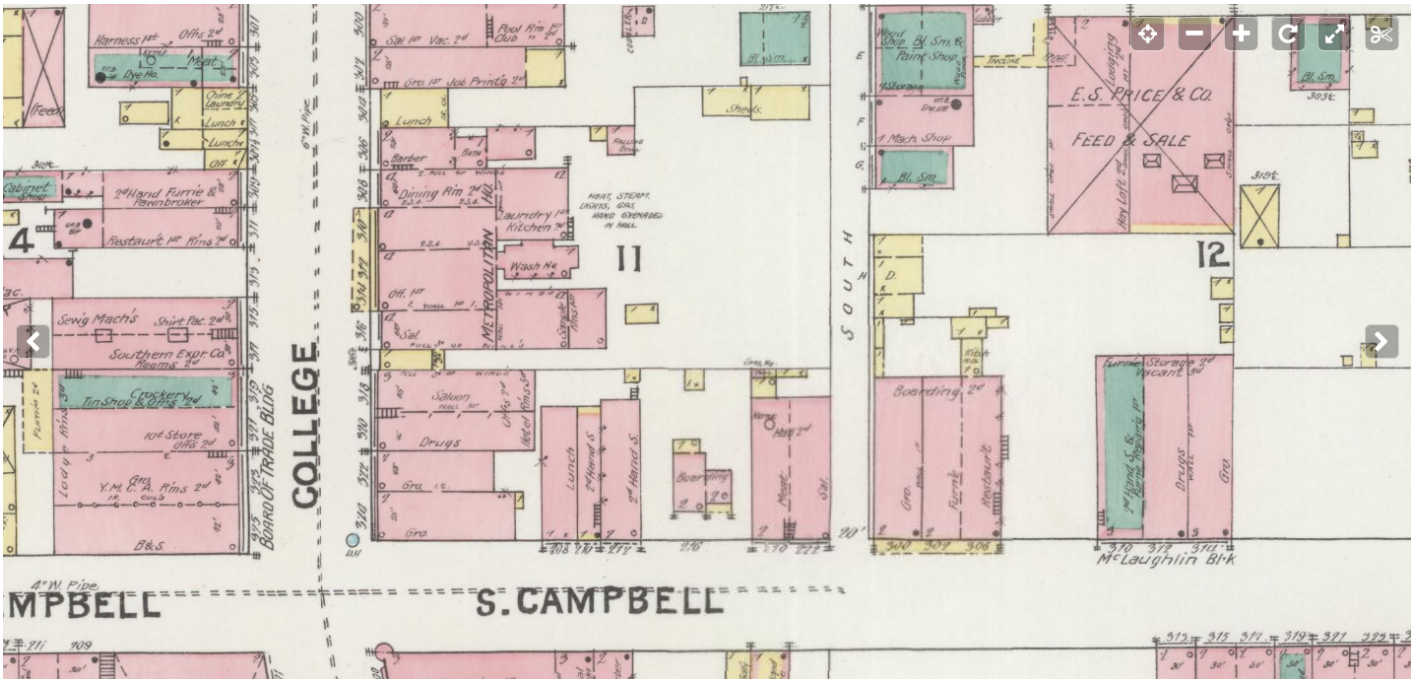


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Credit: Library of Congress, Geography and Map Division, Sanborn Maps Collection.

1891 S. CAMPBELL AVENUE — MAP DETAIL



Excerpted from the 1891 Sanborn-Perris Fire Insurance Maps on record with the United States Library of Congress.

Source: Sanborn Fire Insurance Map from Springfield, Greene County, Missouri, June 1891.

Credit: Library of Congress, Geography and Map Division, Sanborn Maps Collection.

03 | BUILDING SKETCH

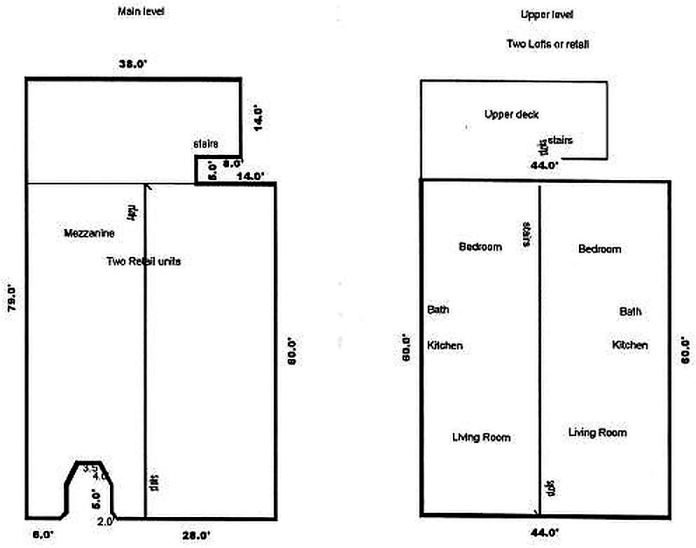
Appraisal building sketch - reproduced as a separate reference page for bidder convenience.

Documented Building Area: 5,889 Sq. Ft. m/l - Per Appraisal

File No. 24131| Page #18

Building Sketch (Page - 1)

Borrower/Client borrower: Robert McCroskey			
Property Address 212-214 S Campbell Ave.			
City Springfield	County Greene	State MO	Zip Code 65802
Lender City of Springfield			



Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GBA1	First Floor	3249.00	3249.00
GBA2	Second Floor	2640.00	2640.00
	TOTAL BUILDING (rounded)		5889

BUILDING AREA BREAKDOWN

Breakdown				Subtotals
First Floor				
0.5 x	1.0	x	1.0	0.50
	1.0	x	54.0	54.00
0.5 x	4.0	x	2.0	4.00
0.5 x	1.0	x	1.0	0.50
	3.0	x	50.0	150.00
0.5 x	2.0	x	4.0	4.00
	1.0	x	9.0	9.00
	6.0	x	50.0	300.00
	28.0	x	60.0	1680.00
	1.0	x	5.0	5.00
	19.0	x	24.0	456.00
	6.0	x	79.0	474.00
	8.0	x	14.0	112.00
Second Floor				
	44.0	x	60.0	2640.00
14 Calculations Total (rounded)				5889

Form SKT.BldSkt — "TOTAL for Windows" appraisal software by a la mode, Inc. — 1-800-ALAMODE

Historical information only. Dimensions and configuration should be independently verified by prospective bidders.

05 | CAPITAL IMPROVEMENTS / EXPENDITURES

Improvements and Major Repairs - Last Three Years

HVAC

All five (5) units serviced; necessary repairs made, including replacement of the compressor on 214-200.

SECURITY

Secure gates installed at entrances to loft areas and back-door areas to retail spaces.

DRYWALL

Repairs to damaged drywall throughout 212-214; firewall doors between retail spaces removed.

WATER ABATEMENT

Improvements made to outdoor drainage systems.

Information presented for bidder review.

11 | PROPERTY PHOTOGRAPHS

Photographs of 212-214 S. Campbell Avenue, Springfield, Missouri.

Photographic Documentation

- Exterior and historic storefront
- 212 S. Campbell - historic commercial features
- 212 upper-level residential loft
- 214 upper-level residential loft

Property photographs follow for bidder review.

PROPERTY PHOTOGRAPHS



HISTORIC / PREVIOUS CAMPBELL AVENUE EXTERIOR



ORIGINAL COMMERCIAL INTERIOR

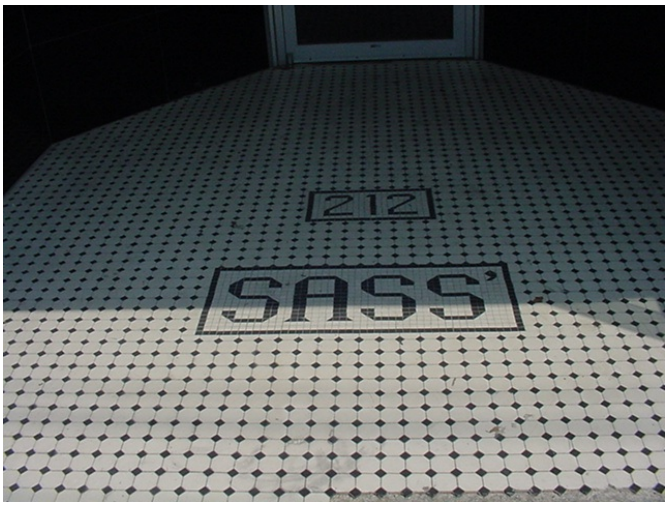


HISTORIC SAFE



NORTH SHOWCASE / DISPLAY AREA

PROPERTY PHOTOGRAPHS



HISTORIC 212 / SASS ENTRY TILE



INTERIOR DOORS AND WOOD FLOORING



LIVING AREA



INTERIOR RECESS WITH EXPOSED BRICK

PROPERTY PHOTOGRAPHS



KITCHEN APPLIANCES AND CABINETRY



KITCHEN / LIVING-AREA COUNTER



KITCHEN FLOORING



HALL BATH

PROPERTY PHOTOGRAPHS



BATH VANITY / EXPOSED BRICK DETAIL



BATH FLOORING



LIVING AREA



LIVING AREA / NORTH WALL

PROPERTY PHOTOGRAPHS



KITCHEN



KITCHEN ISLAND AND SINK



BUILT-IN DISPLAY HUTCH



KITCHEN / BUILT-IN CABINETRY

PROPERTY PHOTOGRAPHS



HALLWAY AND WOOD FLOORING



BEDROOM / INTERIOR DOORS



BEDROOM WINDOW AND EXPOSED BRICK



BATH

PROPERTY PHOTOGRAPHS



HALL BATH



BATH FLOORING



LAUNDRY / UTILITY AREA

AUCTION TERMS & BID FORMS

AUCTION

Saturday, November 21, 2026 - 10:00 AM CST

On-site auction

Phone bidding available subject to advance registration and the bidder-funds requirements below.

REQUIRED BIDDER FUNDS

In order to participate as a Registered Bidder on Auction Day, the bidder must present a cashier's check or certified funds check in the amount of $25,000.00, OR the Auctioneer must have received confirmation from Hogan Land Title, as Escrow for Seller, prior to 5:00 PM CST, Friday, November 20, 2026 of the receipt of wired and cleared-to-close funds, in the amount of $25,000.00 (Twenty-Five Thousand Dollars and 00/100 U.S.).

The funds will be held during the Auction. All non-high accepted bidders will have checks returned the same day by our registration team.

If the Registered Bidder is the Successful High Bidder, they will be required to sign and execute, at the auction event, the Purchase and Sale Agreement contained in the Bidder Information Packet. The Successful High Bidder shall be required to increase the amount deposited to 10% of the Total Purchase Price, including the Six (6%) Buyer's Premium, in accordance with the Auction Terms and Purchase and Sale Agreement.

DOCUMENTS

- Auction Terms and Conditions
- Real Property Auction Purchase and Sale Agreement - BID PACKET SAMPLE
- Bidder Acknowledgment and Registration Form
- Auction Buyer Broker Registration and Referral Agreement