

Saturday, June 1st, 2024 @ 12 PM

PROPERTY LOCATED:

COUNTY ROAD 410 FREDERICKTOWN, MO

PUBLIC PREVIEW DATE:

Saturday, May 18th from 7am-12pm



COLLOSSEUM

Auction Held At: Farmington Collosseum 623 Canterberry Rd, Farmington, MO 63640

TRACT 110 - Hunting cabin with concrete floors, sleeps up to 10 people, furnished and is powered by a propane generator. There is a game cleaning station on the back side of the storage shed adjacent to the cabin.

IN PARTNERSHIP WITH





LAN DAuction

Own your own secluded slice of the Missouri Ozarks with amazing live water access! This all-wooded property is located in Madison County, MO just minutes from US Highway 67. These 611± acres are offered at auction in 17 separate tracts and combinations to suit any buyers' needs and desires. Choose from small waterfront RV or Camping lots to large expansive rolling timbered





ridges and valleys. Each tract includes legal access to Twelve Mile creek for all recreational activities! Tracts vary in size and include unrestricted deeded access from Madison CR 410 in Fredericktown, MO, electric utility access, and a standardized road maintenance agreement. Don't miss your opportunity to secure your own private Ozark oasis at auction on June 1, 2024 in Farmington, MO!

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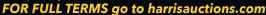
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RECL ESTATE TERMS: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. DOWN PAYMENT: 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

CLOSING: Closing shall take place on or before 30 days from auction date.

SURVEY: A new survey will be conducted on the property and BUYER will be responsible for \$50.00 per surveyed acre with a \$500.00 minimum.





ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL. OR ANY OTHER ORAL STATEMENTS MADE.

Harris Real Estate & Auction

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