

Larry DRENON AUCTION

REAL ESTATE AUCTION

26381 HWY. H - LINCOLN, MO

Due to a court ordered sale, the following property will be offered at auction. Located from Lincoln south on Hwy. 65 one mile to H, then approx. 9½ miles on H to property on

MONDAY, DECEMBER 28TH • 1 PM



Decks Facing The Lake



View of Lake From Deck



Wrap Around Deck Overlooks Lake



Livingroom With Spacious Windows



East Side of Home



Wrap Around Deck With Hot Tub



Front Patio



Front Room has Log-Look Wall Covering



Stocked Lake



ATV Storage & Camper



1½ Acre Stocked Lake Has Dock & Small Concrete Boat Ramp

42+/- Acres of Ozark Beauty with a 4 Bedroom Home!

The cedar-sided home is nestled back in the native woodlands. The property has walking and atv trails where you can see turkey, deer and other wildlife. A wrap-around deck on the home overlooks a 1.5+ acre lake. The lake is stocked, plus has a dock and concrete slab for putting in a boat.

HUNTERS AND NATURE ENTHUSIASTS! There are several places along the trails that are ideal for tree stands or blinds. Food plots have been strategically placed around the property. For the hunting season, a unique “deer camp” is already set up with a camper, deer hoist, and campfire area.

The home has approx. 1900 sq ft., 2 bedrooms on the main level and 2 bedrooms upstairs. The spacious living room has large windows for generous light and a great view of the lake. One bedroom on the main level has sliding glass doors leading to the side deck with a Hot Springs classic tub. The native timber on the property is a good source of firewood for the outside Hardy Wood stove to help keep the heating bills manageable in the winter; and there is also a central heating/air system.

Located on a county blacktop road, yet the home is situated deep in on the property for privacy and serenity.

Terms: Property will sell subject to court approval. Highest bidder will give 20% down as earnest funds. If the court approves the sale, the 20% will be placed in escrow at the title company, and closing will take place in approx. 45 days. If the sale is not approved, the money will be returned to buyer. If approved, at closing the taxes will be prorated and the seller will furnish title policy insuring good title to buyer.



1½ Story, 4 BR Home



Nice Fishing Dock



Cozy Kitchen Open To Front Room

Don't miss this opportunity! For information call auctioneers!

Terms: Cash or approved check. Nothing to be removed until settled for. Not responsible for accidents. Statements made day of sale take precedence over printed material.



Larry
660-596-8515

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ANTIQUES • HOUSEHOLD**

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Laramie
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