

Larry **DRENON AUCTION** Warsaw, MO

As we have moved out of state, we will sell our store building located
from Warsaw, MO north on Hwy. 65 approx. 5 miles on

SATURDAY, JUNE 7TH, 2014 - 11 AM



COMMERCIAL BUILDING & BILLBOARD

**The starting bid on this great commercial property
will be only \$57,500!**

The highest bid over that will buy!

What a location for this commercial building and permitted billboard! Five minutes to Warsaw, MO (fishing mecca and spoonbill capital of the world!), a stone's throw to Lost Valley Fish Hatchery, five minutes to Sterett Creek Marina on Truman Lake, and on the north bound lane of the new four-lane 65 highway!

The building and billboard set on ½+ acre, so there is plenty of parking for your business.

The building is 50 x 50, and has a kitchenette, bathroom, and storage room. It is heated/cooled with a 3-yr old energy-efficient heat pump, and comes with a 3-door display front cooler and outside compressor.

The store front has a "country" look with the wood and stone accents, and a porch that spans the entire front.

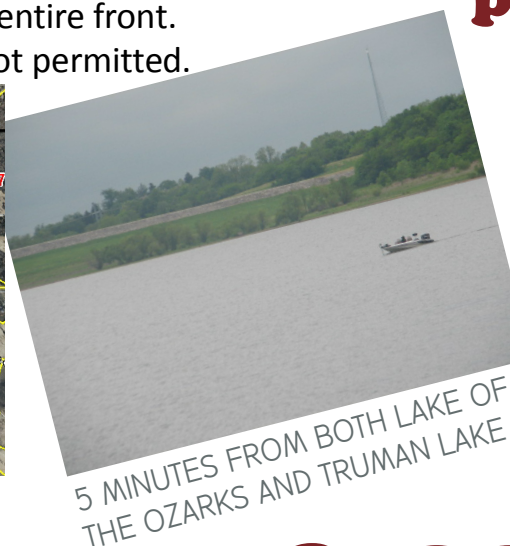
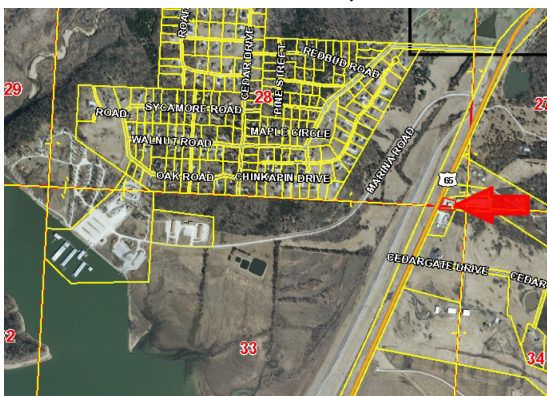
The billboard is 12 x 30, and is MoDot permitted.



LOCATED ON MAJOR HIGHWAY TO
THE LAKE



**Many, many
possibilities
for this
property!**



5 MINUTES FROM BOTH LAKE OF
THE OZARKS AND TRUMAN LAKE



5 MINUTES TO STERETT CREEK MARINA ON TRUMAN LAKE

Jonathan & Mary Schrock

Terms: Buyer to place 20% of purchase price down day of auction, to be placed in escrow until closing in approx. 30 days. At that time the balance, plus applicable closing costs are to be paid. Seller will furnish title insurance, taxes to be pro-rated, and closing costs split 50/50. If you have always dreamed of being your own boss and owning your business, now may be the time! Remember, the starting bid is only \$57,500, and the highest bid over that will buy!

DRENON AUCTION

Real Estate

Antiques

Household Larry 660-596-8515



Since 1969

www.drenonauction.com

Office: 660-547-2646



Estate Sales

Farm Equipment

Laramie 660-221-4386

Commercial

