

Public Auction

52 ac. of Real Estate 1 mile from City Limits

April 27th, 10:00 A. M.

Direction: From Downtown Houston (63&17 jct.), North on 63 2.1 miles to Oak Hill Road, West (left, across from Napa Auto parts) on Oak Hill Road 0.2 miles to Fisher Drive, North (rt.) on Fisher Drive to end of road approximately 1 mile to Sale. Watch for Auction Signs!

4 Bedroom, 2 Bath Log Home On 52 AC. M/L at the edge of Houston, Mo. Guest Lodge that has 3 private bedrooms, 3 1/2 Baths, Commercial Kitchen and Laundry. Call any number below to set up your private showing.



This property has it all! The 4 BR, 2 BA log home sits on 52 acres and was built in 1982. The log home has beautiful beamed ceilings, pine floors, covered porch and country kitchen with windows all around. It has a gorgeous backyard view and much more! The Bed and Breakfast was established in 2007, is 20x80 and features 3 Bedroom, 3.5 Bath, motel style lodge with laundry area, commercial kitchen, large open setting room for guests to visit and a 10x80 covered porch. 40x68 shop, 38x80 barn with concrete floor, 4 horse stalls, feed room, 8 door dog kennel and 2 ponds. Beautiful raised garden, flowerbeds and fruit trees. Chicken house with a fenced run. 2 car detached garage with nice shop area. Rotational pasture set up and ready to go! Great spot for horseback riding/hiking. Whether you like to hunt, fish, garden, hike, farm, entertain guests, ride horses, or just simply love to be outdoors and enjoy the beautiful scenery...this place is it! Short drive to Montauk State Park, Current River, and Piney River.

[Go to WWW.OzarksLandAndHome.Com](http://WWW.OzarksLandAndHome.Com) listing number 24032-18451 for video, map and more info.

Terms: No reasonable offer will be refused, 10% down the day of sale with funds approved prior to sale day, to be placed in escrow within 5 days, balance due in full at closing and upon delivery of marketable title within 30 days. Title insurance and closing cost to be split 50/50 buyer/seller. Taxes to be prorated to day of closing. Have all due diligence and financing arrangements done prior to sale day. Any announcements made the day of auction supersede all advertising. Property is being sold "as is, where is" with no contingencies. All information has been taken from sources believed reliable, however no guarantee is being made by the auction company or the seller.

All announcements day of sale supersede any and all advertising



Ozarks Realty & Auction Group

Licking - Mountain View - Mountain Grove - Mansfield



HUNTING PROPERTIES

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| Ozarks Land and Home Realty and Auction Licking, Mo. | Ozarks Land and Home Realty & Auction (573) 674-1424 | Will Jett Broker Assoc./Auctioneer (417) 293-3120 | Ridgeway Real Estate (417) 924-3208 |
| | Riverways Realty (417) 934-2427 | Johnny Mote Realtor/Auctioneer (417) 204-2416 | Mark Jett Realtor (417) 257-4695 |