

Deer & Turkey Hunting Resort

Auction - Sept 8th, 2007

150 acres on Buck Mountain – Cross Timbers, MO

This auction will be held at the farm on Sept. 8th at 11:00 AM – Directions: Go south of White Branch exit at Warsaw, MO on US Hwy 65 approximately 16 miles or south of Fristoe on US Hwy 65 approximately 6.5 miles to County Road (CR) 50. Then west on CR 50 approximately 3.8 miles to property. OR just south of Cross Timbers, Missouri on US Hwy 65 take county blacktop "U" west to CR 64, and follow CR 64 to the property. This property is located approximately 18 miles from Truman Dam, approximately 40 miles from Bagnell Dam and 65 miles north of Springfield, Missouri.



THIS 150 ACRE HUNTING PARADISE WITH TWO HOMES IS PERFECT FOR THOSE FAMILY GETAWAYS OR FOR A RECREATIONAL RESORT



Besides excellent deer and turkey hunting this property is located only ½ mile from the nearest boat ramp on the big **Pomme de Terre River tributary of Truman Lake**. Five miles downstream from the boat ramp is the main channel of Truman Lake, one of the best known fishing lakes in the United States. Also adjacent to this property are **thousands of acres of hunting land** owned by the Corp of Engineers. Nestled between Buck Mountain on the south and Truman Lake on the north this is one of the most amazing hunting and recreational properties!

TERMS & CONDITIONS

- Property sells in one tract of 150 acres more or less.
- Ten percent (10%) down day of the sale payable by bank check or personal check with bank letter of credit. Check payable to Shell Title Company escrow account. Balance due on or before October 5, 2007.
- Possession upon completion of final closing.
- Real estate taxes prorated to closing.
- Shell Title Company, Heritage, Missouri will provide title insurance and will be the closing agent.
- Announcements day of the auction take precedence over prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc., are approximate. All acres are based on estimates. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Smith Auctioneers, LLC. represents the seller in this transaction. Real Estate is being sold "AS IS."
- **REAL ESTATE BROKER PARTICIPATION IS WELCOME** but not required. A 2% COMMISSION will be paid to the licensed real estate broker who, prior to the start of the auction, registers the bidder who has the high bid and completes final closing.

OPEN HOUSE

Saturday,
August 25th

1 to 4:00 PM

Or call
Smith Auctioneers
to arrange
private viewing
(serious inquiries
only, please)

Seller: Roy Bradley

SMITH AUCTIONEERS, LLC

Phone: 660-258-7351 • 660-734-1762 • 660-375-1836
502 South State Street • Brookfield, Missouri 64628

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