

150 ACRE HUNTING RESORT AUCTION

CROSS TIMBERS, MO – September 8, 2007

Building/Home #1



Developed over the last 15 years by owner Roy Bradley, this tract has extensive improvements to facilitate family recreation and hunting. A 40' x 60' building with a three bedroom, two bath living quarters leads off a list of very nice improvements. With attached 2 ½ car garage, this home features a brick fireplace and built in gun cabinet along with beautiful oak kitchen cabinets.



There is also another garage with a work bench and a covered open side with hay manger for your horses or cattle. Approximately 30 acres is fenced in with paddocks. Miles of trails throughout the property makes this is a great place to ride ATVs or horseback. And just in case of severe weather, there is an all concrete carpeted storm shelter with ventilation.

Building/Home #2



The second living quarters is located in a 50'x 50' building with attached two car garage. This one bedroom, one bath home has a beautiful brick fireplace, oak cabinets, and a large utility room. This structure also features a 16' x 50' open storage area for your tractor and other implements.

8 Permanent Deer Stands



The property has eight permanent deer stands positioned in strategic locations overlooking clearings custom seeded to clover and timothy. The stands are anchored by steel pole supports in concrete footings. Fully enclosed with windows, doors and outdoor decks, these stands make hunting in any weather possible.

4-Car Garage



Shelter House



Dog Kennel



A large open shelter house on concrete slab with all brick smoker/cooker provides a great place for lunch or evening cookouts and hunting story time. Don't worry about a place for the dog. A completely covered, divided dog pen on concrete slab provides a great place to put ol' Spot up for the night. An all concrete floored, four car garage will house all of the boats and ATV's for you and your friends.



Each home has its own well and septic tank. Central air conditioning and heat are provided by all electric and very efficient heat pump units. All of the buildings are in excellent condition and have been perfectly maintained.

This is a very unique property that you must see to believe. It is truly a hunter's paradise!