



# Deer & Turkey Hunting Resort Auction

Cross  
Timbers, MO  
(near Warsaw, MO)

150 acres on  
Buck Mountain

Auction to be held  
at the resort at  
11:00 AM on  
September 8, 2007

Open House  
August 25th  
1:00 to 4:00 PM

## SALE DATE/LOCATION:

Auction will be held Saturday, September 8, 2007 at 11:00 AM at the property.

## OPEN HOUSE: (Serious inquiries only)

Saturday, August 25th, 2007, 1:00 to 4:00 PM. Or call Smith Auctioneers to arrange private viewing.

**OWNER:** Roy Bradley

## DIRECTIONS TO FARM:

Go south of White Branch exit at Warsaw, MO on U.S. 65 approximately 16 miles or south of Fristoe on U.S. 65 approximately 6.5 miles to county road 50. Then west on C.R. 50 approximately 3.8 miles to property. Or just south of Cross Timbers, Missouri on U.S. 65 take county blacktop "U" west to C.R. 64, and follow C.R. 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.

## GENERAL DESCRIPTION:

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/recreational properties we have ever booked for auction.

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.

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.

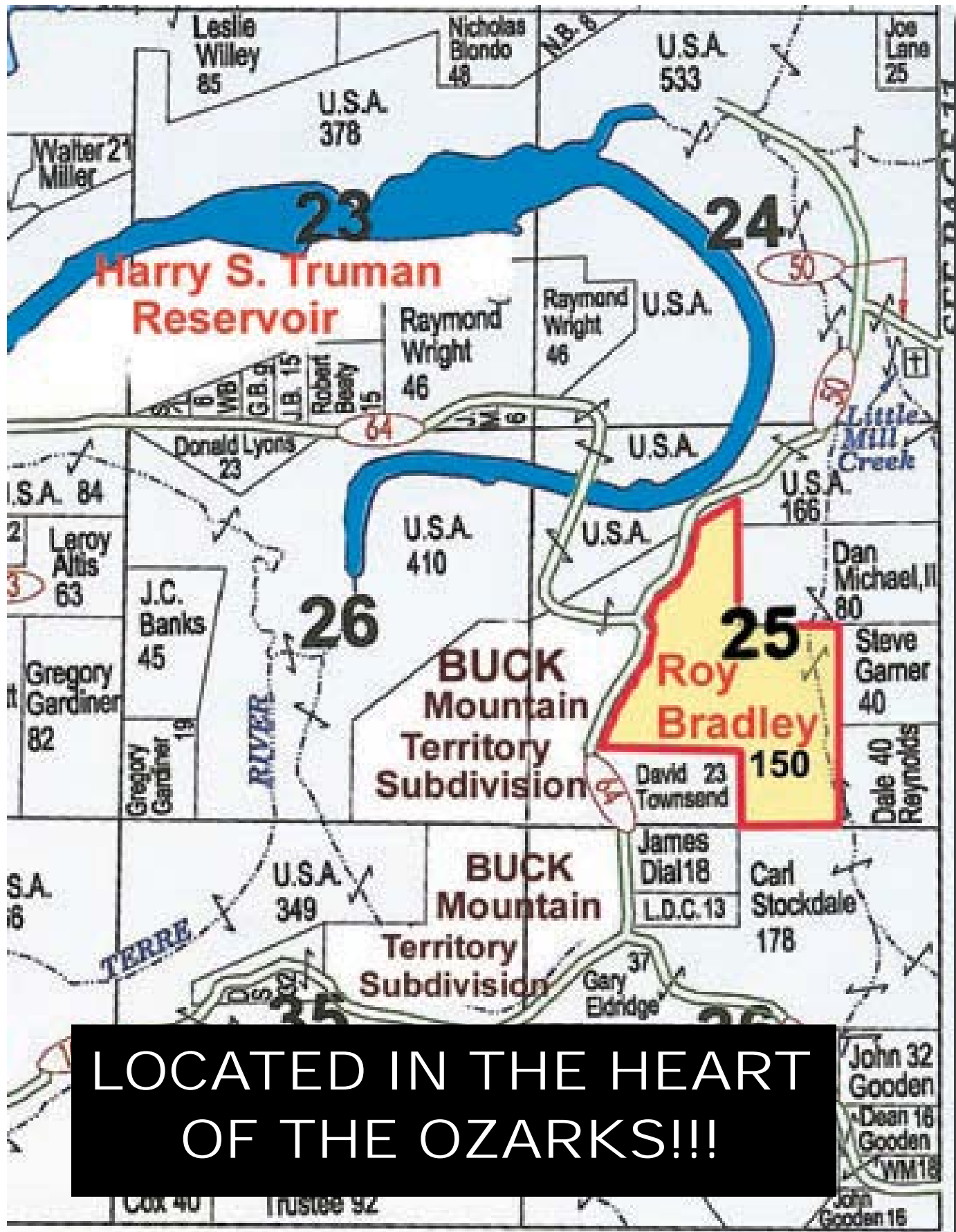
The second living quarters is located in a 50' x 50' building with attached two car garage. This one bedroom, one bath home has a beautiful brick fireplace, oak cabinets, and a large utility room. This structure also features a 16' x 50' open storage area for your tractor and other implements.

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.

There is also another garage with a work bench and a covered open side with hay manger for your horses or cattle. There is approximately 30 acres fenced in several paddocks. With miles of trails throughout the property, this is a great place to ride on either horseback or ATV. And just in case of severe weather, Roy has built an all concrete carpeted storm shelter with ventilation that you can ride out any storm in.

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 unique property that you must see to believe.

PLAT MAP:



LOCATED IN THE HEART OF THE OZARKS!!!

## TERMS & CONDTIONS:

- 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.