



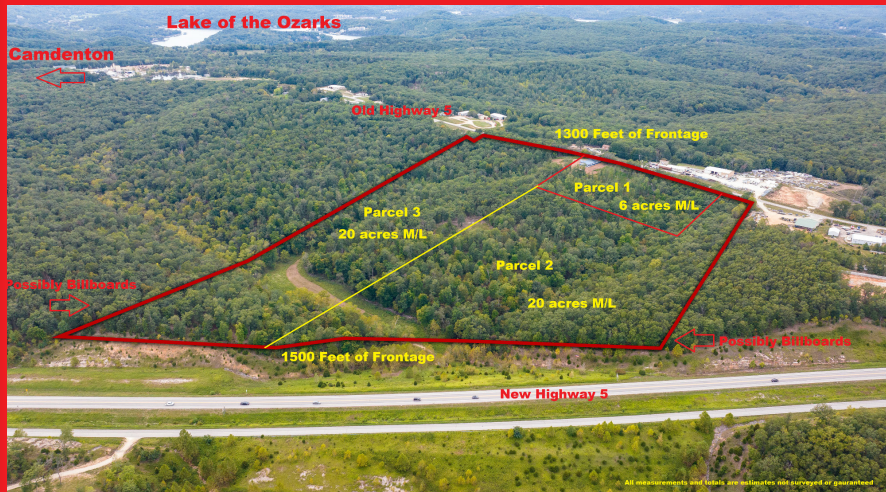
# BRYANT AUCTION.COM



# REAL ESTATE AUCTION

TUESDAY,  
OCT. 24<sup>TH</sup>, 2023  
NOON CST

Auction Held at Bryant Auction Facility • 335 N. Frontage Road (Hwy 54), Osage Beach, MO 65065



# 45 ACRES M/L

3790 Old Route 5 • Camdenton, MO 65020

Auction Held at Bryant Auction Facility  
335 N. Frontage Road (Hwy 54), Osage Beach, MO 65065

[Bryantauction.Hibid.com](http://Bryantauction.Hibid.com)

**OPEN VIEWING AND INSPECTIONS:**  
**WEDNESDAY, OCTOBER 4TH, 4-6 PM & BY APPOINTMENT**  
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- Price goes up not down.

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## SHOUSE/BARNDOMINIUM



3790 Old Route 5, Camdenton, MO 65020

4,000 SQ.FT. BUILDING ON 45 ACRES M/L

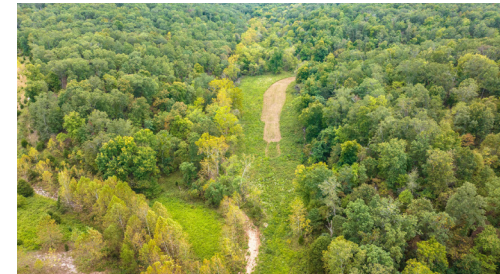
Sold in 3 parcels. Approximately 1,300 of Old Highway 5 Frontage and 1,500 Feet of New Highway 5 Frontage! Business, church, residential living development.

Very unusual opportunity to buy acreage with multiple revenue streams!

Creek and pond, bottom land, great development potential!

Property sold in 3 parcels, *as is where is*, no financing, inspection, or other contingences, there is a 7% buyers commission, must close in 30 days from date of auction, \$10,000 deposit per parcel, certified down payment in the form of a cashiers check, balance at closing. Note: A line dividing Parcel 2 and 3 Has not been established. If separate owners buy 2 and 3, it is both buyers sole responsibility to survey and divide to both buyers satisfaction. The line shown is a suggestion only. Both the Seller and Bryant Auction Services, LLC are not responsible for this survey and division of parcels 2 and 3. Sold without this survey. A new legal description will have to be established for these parcels to close. Full terms on [bryantauction.com](http://bryantauction.com) and by request.

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References Available or check-out [BryantAuction.com](http://BryantAuction.com)  
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