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# REAL ESTATE AUCTION

**TUESDAY,  
MARCH 5<sup>TH</sup>, 2024  
NOON CST**

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



# FARM HOME ON 1.79 ACRES

***37 Willow Tree Road, Iberia, MO 65486***

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

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# FARM HOME ON 1.79 ACRES



**37 Willow Tree Road, Iberia, MO 65486**  
Very nice home and barns, 3 bedroom, 2 bath, hardwood, large living and family room, galley kitchen. Approximately 44x60 foot Barn with work and tack room, a 30x40 foot utility barn. Preppers dream! Hobby farm for the kids to enjoy! Livestock, garden, large yard! Approximately 20 miles to Lake of the Ozarks!



**BID NOW!**  
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Financing should be arranged prior to the auction. This property not sold contingent on financing, appraisal, inspection or personal contingencies. Auctioneer is an agent for the Seller in this transaction. All announcements day of sale take precedence over all previous printed material. Auctioneer reserves the right to reject any and all bids and will decide increments of bidding. Starting bid may not be the reserve bid required by the Seller. Sale of property does not allow for Bidder contingencies. This auction will be live and online. Maps are for reference only, and are not guaranteed by survey or legal record. Bids are a legal commitment to purchase property. **BIDDING AND BUYING** The Buyer will be required to provide at time of sale, Ten Thousand Dollars (\$10,000.00 US Dollars) down payment which is nonrefundable in the form of certified funds (cashier's check), payable to themselves. This will become the down payment when the high bid is awarded and the certified funds are signed over to Auctioneer. The Bidder will then sign a standard Real Estate Purchase Agreement, map and terms with balance due in full at closing approximately 30 days from date of sale. Title insurance will be available at the expense of the Buyer. All taxes will be prorated as of the closing date, and each party will pay their own reasonable and customary closing costs. Auctioneer and/or Sellers are not responsible for online bidding platforms; the Buyer is responsible to place bids and to see they are acknowledged by Auctioneer. Auctioneer and their Clients are not responsible for weather related issues, equipment functions, websites and/or technology forums; all are used at Buyer's risk. The only guarantee from the Seller is a clear and marketable title to the property. 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