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REAL ESTATE AUCTION

**TUESDAY,
JUNE 11TH, 2024
NOON CT**

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



STUNNING RANCH & ACREAGE

**17065 MAHURIN DRIVE, BARNETT, MO 65011
SOLD IN 2 PARCELS**

Parcel 1: 17.86 acres, includes 4,600 Sq Ft home, utility building/apartment, wood heat building, implement building, and half of a stocked 4 acre lake
Parcel 2: 15.22 fenced and manicured acres, includes half of a 4 acre stocked lake.

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335 N. Frontage Road (Hwy 54), Osage Beach, MO 65065
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OPEN HOUSE AND INSPECTIONS
WEDNESDAY, APRIL 24TH 4-6 PM
WEDNESDAY, MAY 15TH 4-6 PM
SATURDAY, MAY 18TH 10-NOON

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- Multiple buyers not just one.
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17065 MAHURIN DRIVE, BARNETT, MO 65011

Parcel 1: 17.86 acres, Stunning, gorgeous, breathtaking, wow, all this, once in a lifetime! This 4600 Square foot, home has 4 bedrooms, 3.5 bath, has a master bedroom suite like no other! Master has a gorgeous view of the 4 acre stocked lake, a master bath that has steam room and sauna! If that's not enough the closet floor opens to a 12 x 24 bunker! This home was built in 2008 with pride! No nail guns all by hand, owner states, "No Cracks! Find One!" Kitchen is a pass through from entry to living with vaulted ceiling allowing tons of light, formal reception and dining, oversized garage with composite floor. Wood Heat building, implement building, utility building/apartment.

If this lake isn't big enough, Lake of the Ozarks is 5 miles!

Parcel 2: 15.22 fenced and manicured acres, includes half of a 4 acre stocked lake.

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Basic Terms: Property Sold AS IS, WHERE IS, with all faults and defects, NO CONTINGENCIES for financing or inspections, Buyer may have property inspected at their expense but no contingencies, 7% Buyers Premium, Close in 30 days, \$25,000 (US) cash down payment per parcel, All announcements day of sale take precedence over all previous printed material or advertising. Auctioneer reserves the right to reject any and all bids and will decide increments of bidding. Full terms on BryantAuction.com

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