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HOME-CORNER LOT

**TUESDAY,
JULY 18TH
NOON CST**

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



VERY WELL MAINTAINED

100 Aspen Court, Laurie, MO 65037

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

**OPEN VIEWING AND INSPECTIONS:
WEDNESDAY, JULY 5TH - 4-6 PM
OR BY APPOINTMENT AND ON LOCKBOX**

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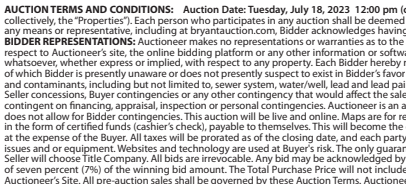
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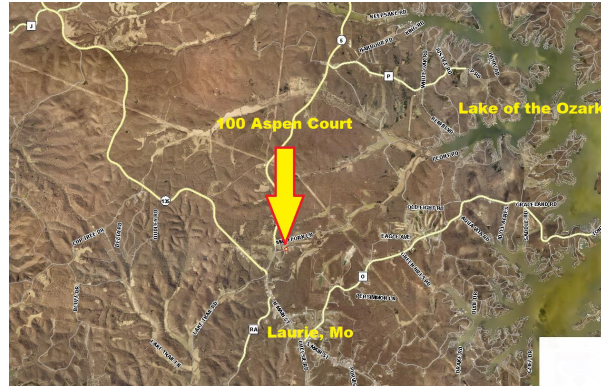
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VERY WELL MAINTAINED 2 BEDROOM

100 Aspen Court, Laurie, MO 65037 - Ozark Meadows at St. Patrick's Village

Ozark Meadows at St. Patrick's Village is a peaceful, caring 55+ community. Located just north of the very active town of Laurie, this main floor living home is w/in a 1 mile drive to groceries, banking & medical needs, restaurants & the Laurie Community Park & indoor pool! The home has a large, bright master BR suite w/ it's own bath & walk-in closet; The laundry nook is outside the BR's, near the shared hall bath. The kitchen is roomy for all your cooking needs & the living room is welcoming to all neighbors! My favorite spot...the sunroom overlooking your quiet grounds. Peace, serenity & a caring community...That is Ozark Meadow's at St. Patrick's Village. Schedule your appointment today to learn more about this quaint community. NOTE: This property is scheduled to GO TO AUCTION, Tues, July 18, 2023; home is being sold AS IS, WHERE IS, w/ No Warranties. Directions-From Hwy 54 and Hwy5 in Camdenton- go North Hwy 5 through Laurie, just past St. Patrick's Shrine make a right on Brook Valley Lane, Aspen Court is the 1st street to the right- 100 Aspen sets on the left of the corner

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**BID NOW!
BUY NOW!**



AUCTION TERMS AND CONDITIONS: Auction Date: Tuesday, July 18, 2023 12:00 pm (est) PID #: 20402020002012000 Legal Description/Situs Address: 100 Aspen Court Laurie MO 65037 Morgan County MO Ozark Meadows at St. Patrick's Village This auction will be conducted by Bryant Auction Services, LLC ("Auctioneer") on behalf of one or more Sellers (each, a "Seller") of real property assets or notes secured by real property (each, a "Property") and collectively, the "Properties"). Each person who participates in any auction shall be deemed a "Bidder". As used herein, the terms "Auctioneer", "Seller" and "Bidder" shall also refer to the respective principals, agents, and affiliates of each. The Bidder that submits the highest bid and is acknowledged by Auctioneer in person, email or telephone as the winning bidder is the "Winning Bidder". Auctioneer is acting as Auctioneer for Seller. By registering for the auction through any means or representative, including at bryantauction.com, Bidder acknowledges having read, agreed to and accepted these Auction Terms and Conditions. By placing a bid on a property, Bidder shall be deemed to have accepted the terms and conditions. With respect to a particular property or bid, the terms and conditions posted at the time such bid was submitted shall govern and control over these Auction Terms to the extent of any conflict. **DISCLAIMERS** **BIDDER REPRESENTATIONS:** Auctioneer makes no representations or warranties as to the accuracy or completeness of any information contained on Auctioneer's Site, any Property Page, or as otherwise made available by Auctioneer, Seller or Seller's broker. Online bidding is provided on an "as is, where is, as available" basis. 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All Bidders are urged to do their own due diligence and verify all information including improvements, sizes, condition, and containments, including but not limited to, sewer system, water/well, lead and lead paint, asbestos, mold, or other environmental issues. Surveys, easements, inspections, appraisals, zoning compliance, flood zones, permits, association compliance, dockage, ingress and egress, incomes, revenue, and leases are the responsibility of the Buyer. This property is being sold "AS IS, WHERE IS, with NO WARRANTIES" and is not contingent on appraisal, financing, inspection, Seller concessions, Buyer contingencies or any other contingency that would affect the sale of this property. Morgan County, MO Recorder of Deeds and Morgan County, Mo GIS, will be the reference used to convey parcel size and location. Verification of maps shown save day is the responsibility of the Buyer; not guaranteed by survey or legal record. Legal on Owner's vesting deed shall govern. 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 on real estate 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 and/or equipment. Websites and technology are used at Buyer's risk. The only guarantee from the Seller is a clear and marketable title to the property. Deposits will be refunded only if Title Company determines property cannot convey with clear title, this is the only consideration or compensation from Seller, Auctioneer, or their agents to the Buyer if property does not convey. Seller will choose Title Company. All bids are irrevocable. Any bid may be acknowledged by Auctioneer as the winning, even if such bid is below the "Reserve Price". **BUYER'S PREMIUM AND TOTAL PRICE:** The actual total purchase price ("Total Purchase Price") on the auction day (and at the closing) will be equal to the winning bid amount plus a buyer's premium ("Buyer's Premium") of seven percent (7%) of the winning bid amount. The Total Purchase Price will not include other amounts payable by Winning Bidder during closing, such as closing fees, property taxes, or insurance, as set forth in the Purchase Documents. Buyer's premium will be deducted from down payment. **PRE-AUCTION SALES:** For some Properties, pre-auction bids may be submitted at Auctioneer's Site. All pre-auction sales shall be governed by these Auction Terms. Auctioneer may accept, or reject such bids and is Auctioneer's sole and absolute discretion. If litigation becomes necessary it will be heard in Camden County, Missouri Courts.

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