



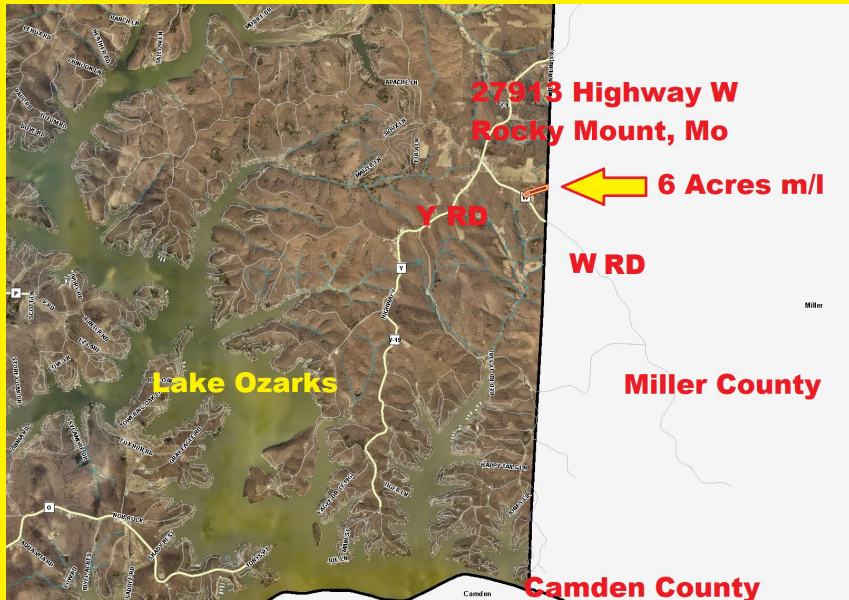
# BRYANT AUCTION.COM



# REAL ESTATE AUCTION

TUESDAY,  
OCT. 10<sup>TH</sup>, 2023  
NOON CST

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



# GREAT OPPORTUNITY!

Parcel ID 148028000000044005

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# GREAT OPPORTUNITY!



Tuesday, October 10th, 2023, Noon  
Held at Bryant Auction Facility

Miller  
Co

27913 Highway W, Rocky Mount, Mo

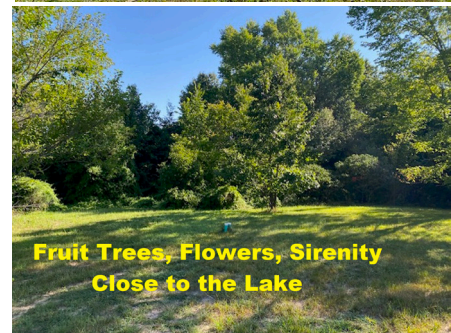
Parcel ID 14802800000044005

Quaint, modest, mobile home  
on 6 acres m/l

Approximate 200 Feet of  
Highway W Frontage!

All infrastructure 2 electric meters,  
well, lagoon

Campground, multi family  
income producer,  
private retreat, great location



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All information was gathered from sources deemed to be reliable and believed to be correct, however, this information is not guaranteed by the Seller, Auctioneer or their agents. All bidders are urged to do their own due diligence and verify all information including improvements, sizes, condition, and contaminants, including but not limited to, sewer system, water/well, lead and lead paint, asbestos, mold, or other environmental issues. Surveys, statements, inspections, appraisals, zoning compliance, Flood Zones, permits, association compliance, dockage, ingress and egress, incomes, revenue, and leases are the responsibility of the Buyer. 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 sale day is the responsibility of the buyer. Not guaranteed by Survey or legal record. Financing should be arranged prior to the auction. This property not sold contingent on financing. 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. This auction will be live onsite 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, \$5,000 (Five Thousand 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. 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