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# RUSTIC LOG HOME

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

**TUESDAY,**  
**JULY 25<sup>TH</sup>, 2023**  
**NOON CST**



# 20 ACRES M/L, VERY PRIVATE!

1286 Rainwater Rd., Montreal, MO 65591

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335 N. Frontage Road (Hwy 54), Osage Beach, MO 65065

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**WEDNESDAY, JULY 12TH, 4-6 P.M. OR**  
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2 Other Building Spots With Infrastructure, Wild Life At Your Door! Absolutely wonderful property!  
Great opportunity! Possibilities are limitless! Log Cabin is ready to be finished, very livable now,  
2 bedrooms down with loft bedroom, master bath and ready for second bath in loft. Mobile home and  
addition, needs some repair but could easily provide income! A foundation sight with all infrastructure  
ready for your shouse or shop! Very little grade difference on property, level! Client must sell

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Camden County, MO Recorder of Deeds and Camden 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. 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 fifteen thousand dollars (\$15,000.00 US Dollars) down payment on real estate which is non-refundable 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. Deposit 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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