



# Land Auction

## Lake Front Property

18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580

18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

### 13.3 Acres +/- Camden County, MO

### Online Only Auction

*Bidding Extended through July 26, 2023 at 11:00 AM*

*Are you looking for a place to get away from the hectic pace of modern life? Look no further than this beautiful historic piece of Ozark country with easy access to the lake. Located in the upper area of Lake of the Ozarks, fishing, enjoying nature and relaxation are at a premium. First and second tier properties are available by the lot or parcel. This property includes a two-lot location with a magnificent view down the lake with an elevated point view of the lake in all directions. There is plenty of deep water and space to put your boat dock in the cove! Buy today and start building your dream of a relaxing lake getaway!*

#### LOCATION:

From Warsaw, Take Hwy 7 to DD, then to State Route FF, then follow FF -17 to Duncan Drive. Property is located on the right.

#### OPENING BID:

\$120,000.00

#### IMPROVEMENTS:

There are no improvements to these properties.

#### TAXES/TAXABLE ACRES:

Inquire about tax info with the listing agent.

#### RENTAL STATUS:

This property is available for full possession.

#### LISTING AGENT:

CW Frizell (816) 945-4103  
[cwfrizell@barnesrealty.com](mailto:cwfrizell@barnesrealty.com)

#### BROKER PARTICIPATION:

Barnes Realty Company, as listing broker, will gladly and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

#### DUMP DISCLOSURE:

There is a site located on Long Shore Circle that has trash that had been a dump. When it rains, the trash washes farther north. There is a continuing effort from neighbors to clean up the property. See Google Aerial Map on page 5 & 6 of this brochure.

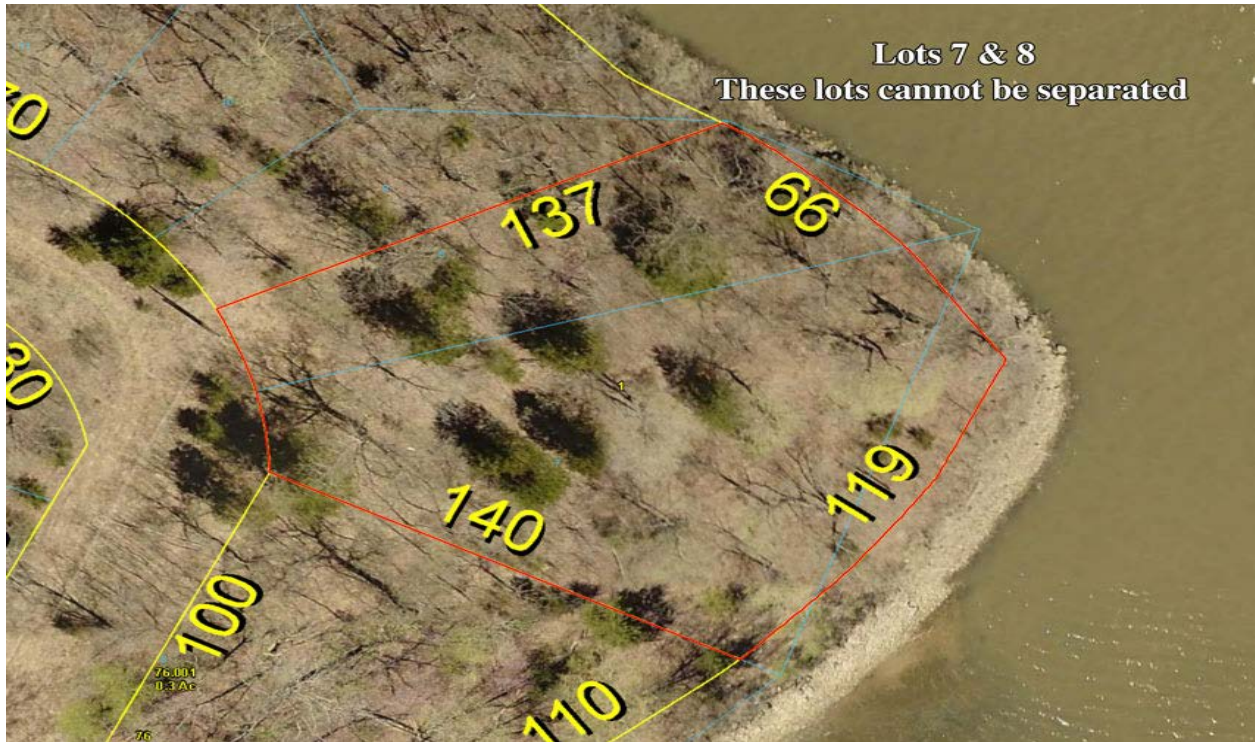


*Setting the trend for how Real Estate is sold in the Midwest.*

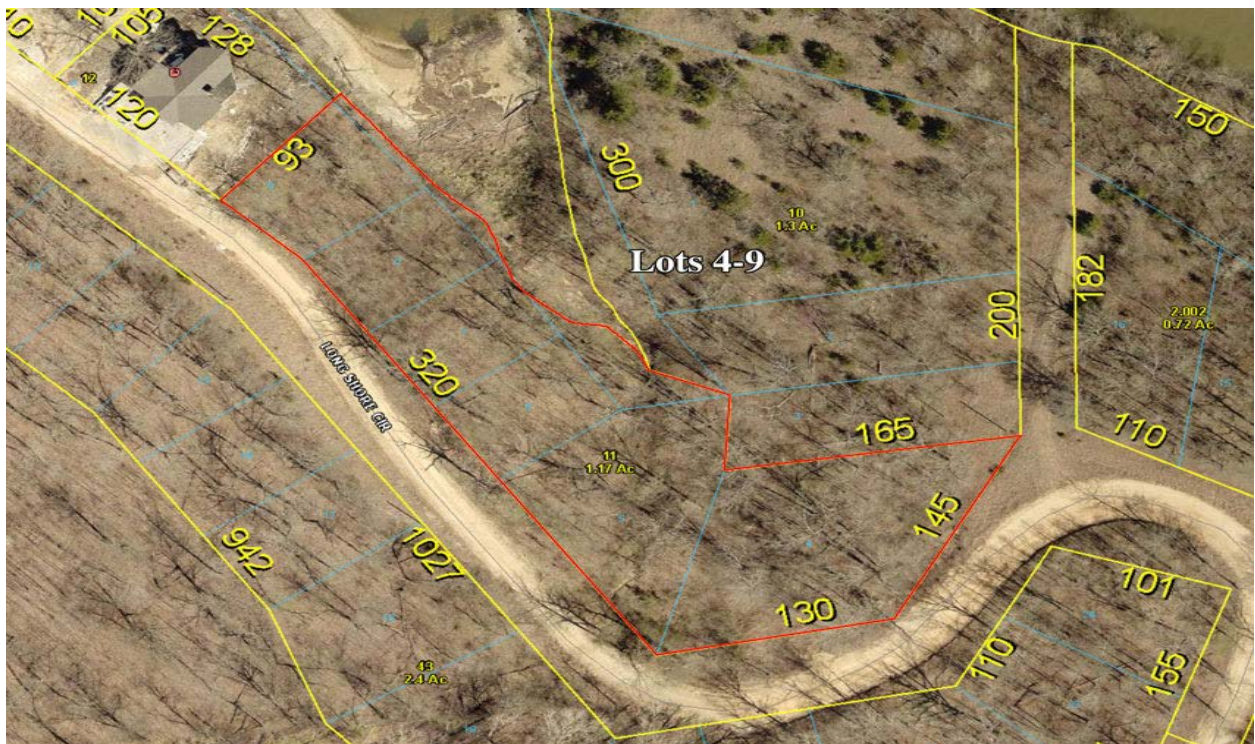
**Terms:** 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. Closing will occur on/before September 13, 2023 at Great American Title Company, 772 E Highway 54, Suite 3, Camdenton, MO. 2023 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller. A loan policy, if any, paid by Buyer. **Barnes Realty is agent for the Seller.**

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

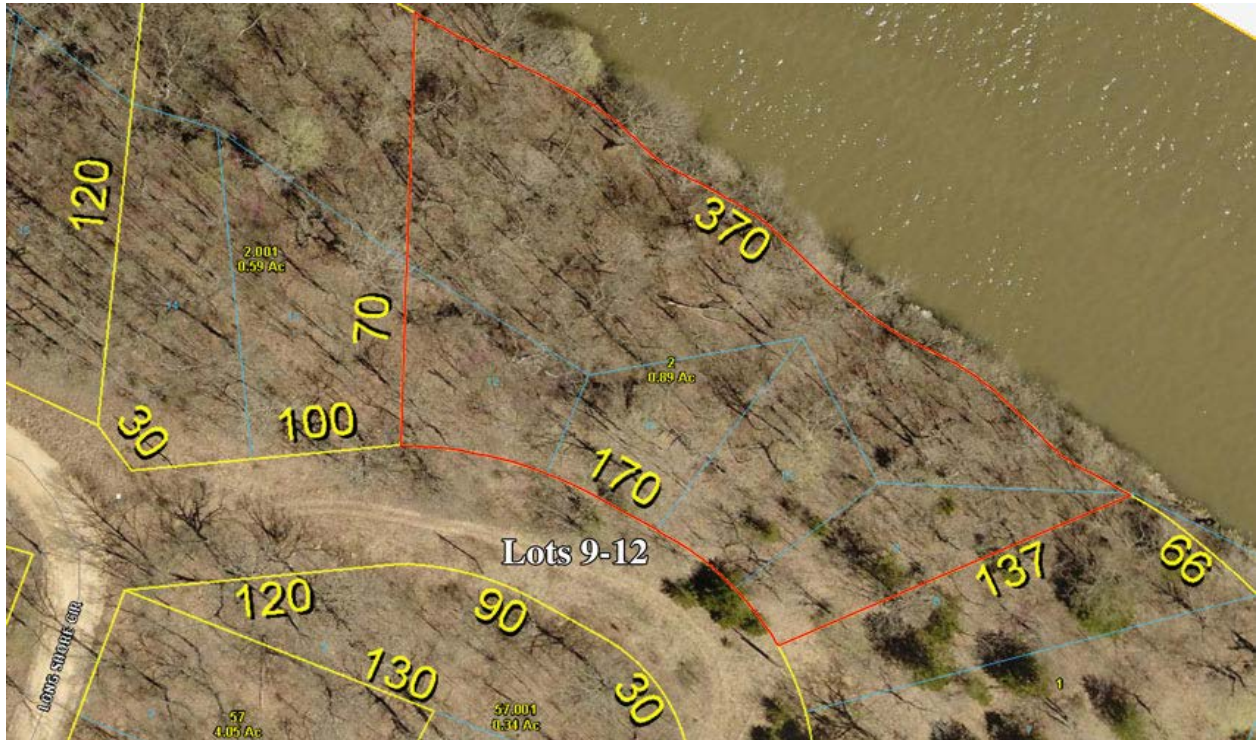
**13.3 Acres +/- Camden County, MO**  
**LOTS 7 & 8 PRIME POINT DEEP WATER LOCATION!**  
**ACCESS TO ELECTRICITY AVAILABLE ON-SITE!**



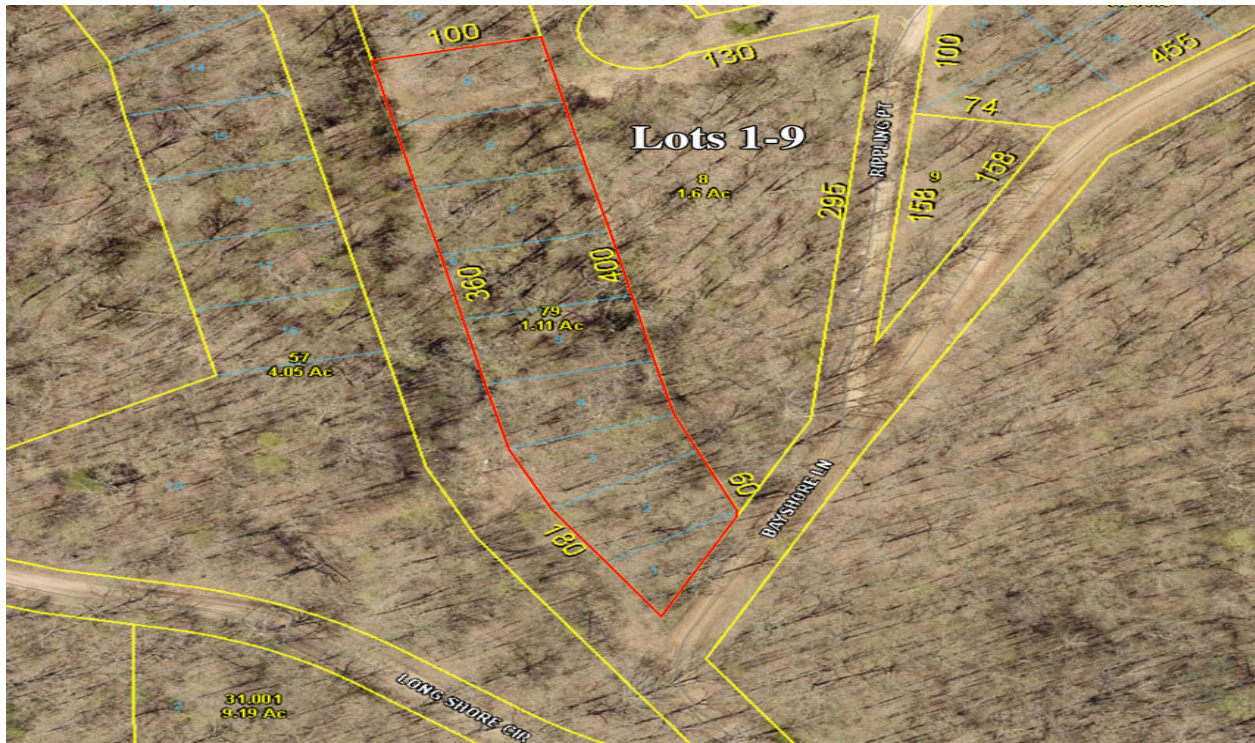
*Tier 1*



*13.3 Acres +/- Camden County, MO*



# 13.3 Acres +/- Camden County, MO



**13.3 Acres +/- Camden County, MO**



**Tier 2**



*13.3 Acres +/- Camden County, MO*



*Dump Site*

