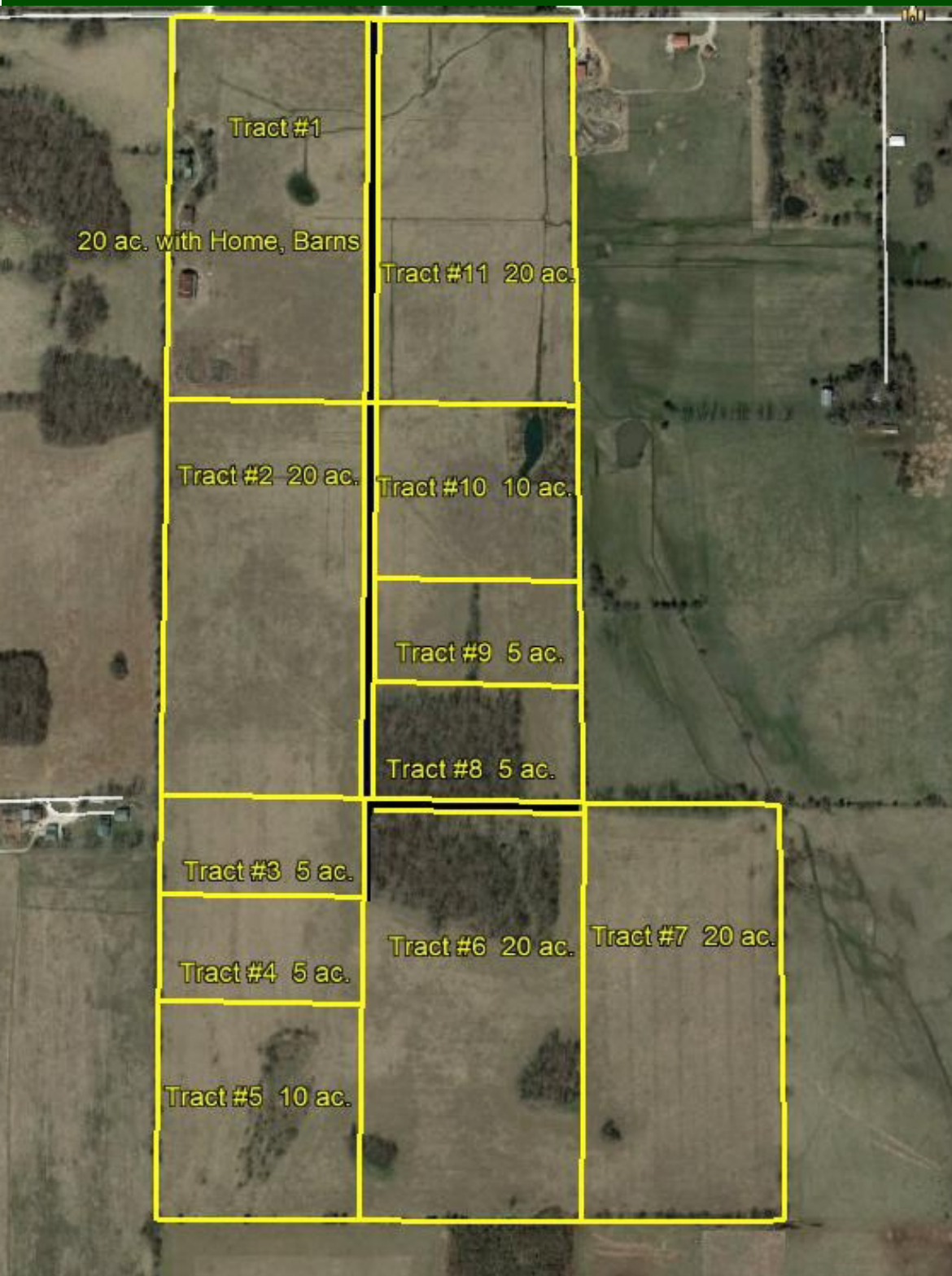


Absolute Land & Home Auction

10:00 AM * Saturday, July 31st. * 10:00 AM

Location: 5600 Wise Hill Rd., Billings, Mo. 65610

Directions: From Jct. Hwy 60 & 14 take Hwy 14 S. ½ mi. then left on Wise Hill Rd. 1 mile to Property



140 Acres Prime Residential/Farm Land

Offered in 11 tracts from 5 acres to 20 acres.

The Property will be offered Individually, in any Combination & it's Entirety.

You can buy from 5 acres up to 140 acres.

This Property is located in one of the Fastest Growing Area's in Christian County, with Gorgeous Building Sites!

Just east of Billings City Limits off of Hwy 14.

Just minutes from Republic, Springfield, Nixa, Clever & only 30 minutes to Table Rock Lake.

Tract #1 - 20 Acres with 100+ yr. old 2100 sq ft, 2 Story Farm House that has lots of Charm & Character also has Barns, Mature Shade Trees & Nice Pond, Land is Open with new Pipe & Cable Fence & Pipe Corral with Covered Cattle Working Area, Wise Hill Frontage;

Tract #2 - 20 Acres, all Open Land with Wise Hill Rd. & Private Road Frontage (Build your Hobby Farm to Suit);

Tract #3 - 5 Acres all Open with Public Road Frontage (Lots of Building Options);

Tract #4 - 5 Acres all Open with Public Road Frontage (Lots of Building Options);

Tract #5 - 10 Acres all Open with Public Road Frontage (Lots of Building Options);

Tract #6 - 20 Acres Open & Timber with Public Road Frontage (Many Beautiful Building options for your Farm);

Tract #7 - 20 Acres all Open, Public Road Stops at Property Line (Great Horse Property);

Tract #8 - 5 Acres, mostly Timber with Neat Old Barn, has Private Road Frontage on 2 Sides (Lots of Beautiful Building Options);

Tract #9 - 5 Acres all Open with Private Road Frontage (Level with lots of Building Options);

Tract #10 - 10 Acres all Open with Large Pond, Private Road Frontage (Extra Nice Building Site with the Large Pond);

Tract #11 - 20 Acres, all Open Land with Wise Hill Rd. & Private Road Frontage (Build your Hobby Farm to Suit);

If your looking for an extra nice home site or piece of land outside of the city but with a short easy drive to work & play to build your Home or Hobby Farm then don't miss this one! This is the property is for you!

TERMS & CONDITIONS:

Property sells Absolute to the Highest Bidder, Regardless of Price with Guaranteed Free & Clear Marketable Title

5% Buyer's Premium applies. Buyers-premium is an additional fee (5% of high-bid amount) paid by the high-bidder. * All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies. * Foster Auction Service represents the seller only. * The high bidder must make a 10% non-refundable deposit on sale day (cash, personal or cashier checks). * Taxes will be prorated through date of closing. * Balance and closing costs are due at closing 45-days or less from sale date * All parcels subject to any existing recorded easements. Locations of parcel signs, maps, and picture illustrations are for reference only. Fence lines may not follow property boundaries per survey * Agents / Brokers welcome but must register at least 24 hours prior to Auction!

Owner: Gary Myers

**Foster Auction &
Appraisal Service**

www.fosterauctionservice.com

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**Auctioneer: Larry Foster
Galena, Mo**

Phone: (417) 723-8329

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