

Professional Real Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

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Online Only Real Estate Auction

3990 & 3992 US Hwy 160, Walnut Shade, MO 65771

**133± ACRES
2 HOMES, A
BARN & POOL
AREA**



***Bidding Closes: 6PM
Thu., January 13, 2022***

Property Viewing:

Sun., Jan. 9th ~ 12:30pm -2:30pm

Additional Info & Pictures on Back

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

County: Taney ♦ Total 2021 Taxes: \$3,765

Parcel Numbers

06-7.0-25-000-000-001.000 (40.00 Ac.)

05-9.0-30-000-000-003.000 (48.19 Ac.)

05-4.0-19-000-000-005.000 (17.50 Ac.)

06-6.0-24-000-000-020.000 (27.40 Ac.)

Total Lot Size: 133.09± Ac.

Terms: \$50,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material

Property Highlights

Just a few - the rest you wil have to see for yourself!

Location! Location! Location!

10 Minutes to Branson & 30 Minutes to Springfield

Just 2 Miles to US Highway 65

US Highway 160 is a State Maintained Highway

Branson Schools

Unobstructed Views of the Landscape

Two Natural Flowing Springs On Each Side of Property

One of the Highest Points in the Ozark Mountains

Entire Property has Asphalt Access

Rear House (3990) has Private Entry to Mother-In-Law's or Nanny's Quarters

Front House (3992) Grover Cleveland Signed Original Deed of Trust

White Vinyl Fencing Everywhere the Eye Can See

Perimiter & Woods Is Barbed Wire Fencing

A Recreational Paradise!

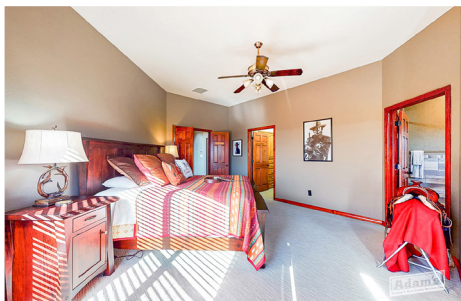
Numerous Areas to Hunt Your Own Land

An Abundance of Deer, Turkey, and other Wildlife

Trail Riding Capabilities (ATV's or Horses)

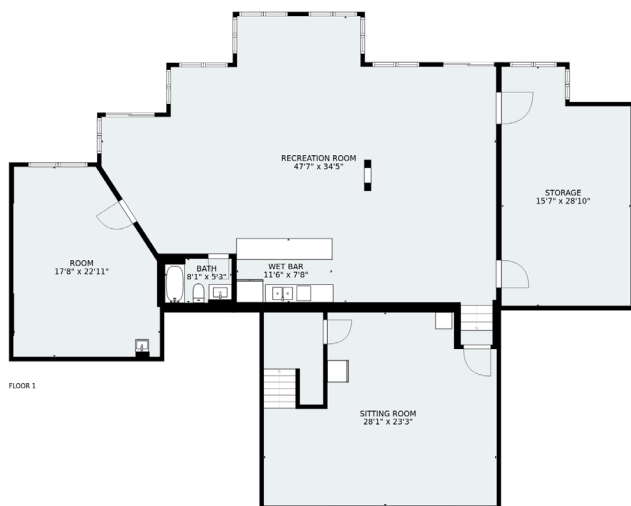
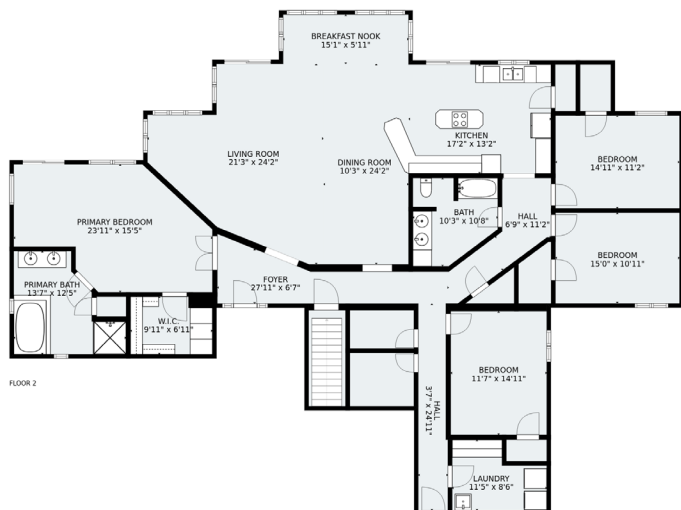


Superb Property in the heart of the Ozark Mountains! These two homes are situated atop 133+/- rolling acres with breathtaking views of the beautiful Ozark landscape. In addition to the homes there is a 2 story barn complete with stalls, a pasture and round pen perfect for horses. Further into the property down an asphalt driveway is an in-ground pool and picnic area perfect for the summer heat. The 5BR/4BA home was built as a 2nd home to the original yet, wonderfully updated 2BR/2BA ranch home at the front of the property. Both homes have white vinyl fences outside with numerous modern amenities on the inside. Both homes offer lots of space and an open floor plans. The 5BR home has an elevated deck spanning the length of the house and offers a walk-out basement with a great and equally open rec room with a bar area. The 2BR home at the front of the property has a work-out area and lots of space on the upper level and a built-in F5 tornado shelter for added protection. Rare opportunity you won't want to miss!



3990 (Rear House) Floor Plan

5BR/4BA~5,538± Sq. Ft. ♦ Year Built: 1994 ♦ 2 Central Air Units ♦ Electric Furnace & Water Heater
 Roof: Clay Tile ♦ Water & Sewer: Well/Septic ♦ Acres: 40± ♦ Remodelled in 2017-2018
 Built w/ Steel Beams ♦ New Flooring & Fixtures ♦ Separate Wine & Game Room on Lower Level



3992 (Front House) Floor Plan

2BR/2.5BA ~ 2,578± Sq. Ft. ♦ Year Built: 1904 ♦ Heating/Cooling: Multiple Ductless Mini-Splits
 Roof: Shingle ♦ Electric Furnace & Water Heater ♦ Water & Sewer: Well/Septic
 Barn: 2,880± Sq. Ft & 280± Sq. Ft. Lean-To

