



MORGAN COUNTY, MISSOURI

LAND AUCTION

**VIRTUAL
ONLINE**

THURSDAY, MAY 8, 2025 AT 10:00 AM ^{CT}

37.5 ACRES± (SUBJECT TO SURVEY) • SELLING IN 3 TRACTS



MARVIN & LORRAINE REIFF

Closing & Title Work: Hubbard Kavanaugh Title Co.
106 S Fisher Street, Versailles, MO 65084 | (573) 378-4411

AUCTION MANAGER:

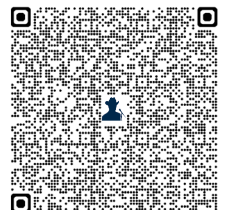
ARLYN SWARTZENTRUBER
(660) 287-2079



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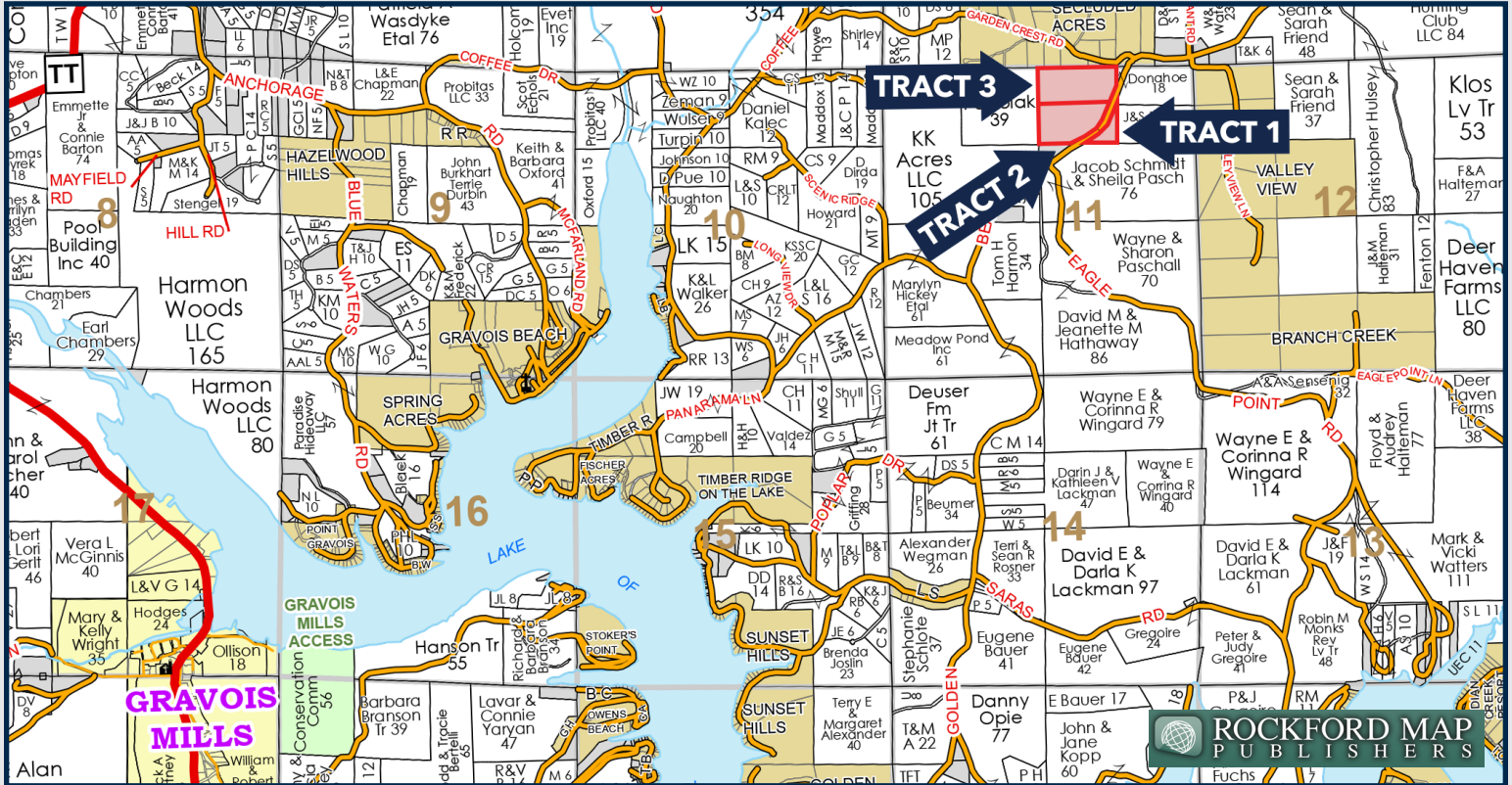
**SCAN FOR
ADDITIONAL
DETAILS, MAPS,
PHOTOS & BIDDING!**



LOCATION & GENERAL INFORMATION

The Reiff land is located 10 miles southeast of Versailles, MO. From Versailles, take Hwy. W southeast 7.6 miles to Golden Beach Rd. Turn right onto Golden Beach Rd., then go 1.8 miles to the property. The land lies on the west side and east side of Golden Beach Road. The land is further described as being located in Section 11, T41N-R17W, Osage Township, Morgan County, Missouri.

The property represents an excellent wooded, recreational property near Lake of the Ozarks.



METHOD & TERMS

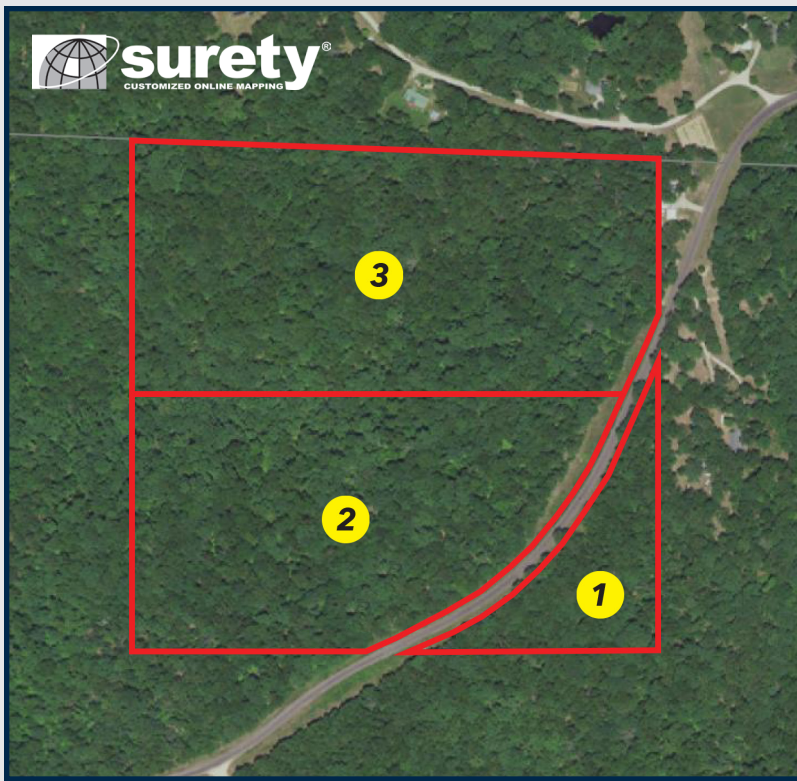
The Reiff land will be sold on a price per acre basis, based on surveyed acres. All tracts will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can elect any of the tracts for their high bid. If the high bidder does not elect all offered tracts, then the remaining tract(s) will continue to be offered "Buyer's Choice" until all tracts have been elected. The tracts will NOT be offered in their entirety at the conclusion of the auction.

Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to Hubbard Kavanaugh Title Company, which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before June 12, 2025, at Hubbard Kavanaugh Title Company.

The seller will provide title insurance in the full amount of the purchase price. The 2025 real estate taxes will be prorated to the date of closing. All subsequent real estate taxes shall be paid by the buyer. Possession will be given at closing.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Sullivan Auctioneers pertaining to this property. Real estate is being sold "AS IS".



TRACT INFORMATION

TRACT 1 - 3.8 ACRES± (SUBJECT TO SURVEY)

- Soil types include Niangua-Bardley complex, extremely stony and Gravois silt loam
- Great hunting and recreational opportunities
- Golden Beach Road borders all the west boundary

TRACT 2 - 13.7 ACRES± (SUBJECT TO SURVEY)

- Soil types include Niangua-Bardley complex, extremely stony and Gravois silt loam
- Great hunting and recreational opportunities
- Golden Beach Road borders all the east boundary

TRACT 3 - 20 ACRES± (SUBJECT TO SURVEY)

- Soil types include Niangua-Bardley complex, extremely stony and Gravois silt loam
- Great hunting, recreational & development potential
- Golden Beach Road borders most of the east boundary

AUCTION TO BE CONDUCTED AS A VIRTUAL, ONLINE AUCTION.

IF YOU NEED ASSISTANCE WITH BIDDING,

PLEASE CONTACT OUR OFFICE AT (844) 847 - 2161

ADDITIONAL INFORMATION, PHOTOS & BIDDING AVAILABLE ONLINE:

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