

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

44.8± Acres HC73 Box 179, Drury, MO 65638

BIDDING CLOSES: 6PM ~ WEDNESDAY, NOVEMBER 9, 2022

For Online Bidding Visit: AdamsAuctions.HiBid.com



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PROPERTY HIGHLIGHTS

- Secluded 3BR/2BA Home, a Guest House, a Studio Apartment, a Separate Workshop, & Canning Kitchen nestled in the Ozark Hills
- 44.8± Acres with Ample Woods and a Stream Running Through the Property
- 30 Minutes from Downtown Ava, MO; 45 Minutes to West Plains, MO, & 80 Miles to Springfield, MO
- Endless Views, Quiet Country Setting, Multiple Buildings & Tons of Potential

MAIN HOUSE

- 3BR/2BA, 2,200± SF; Wrap-Around Deck, Slab & Crawl Space; Well Water & It's Own Septic Tank; Gas Fireplace & Wood Burning Stove
- Open Concept Living Space w/ Gas Fireplace & Floor to Ceiling Stone Mantle
- Open Living Concept w/ a Spacious Living Room offering Views of the Creek
- Possible to Supplement the Central Heating & A/C there is a Wood Burning Furnace Outside of Home that is Connected to Duct Work

GUEST HOUSE

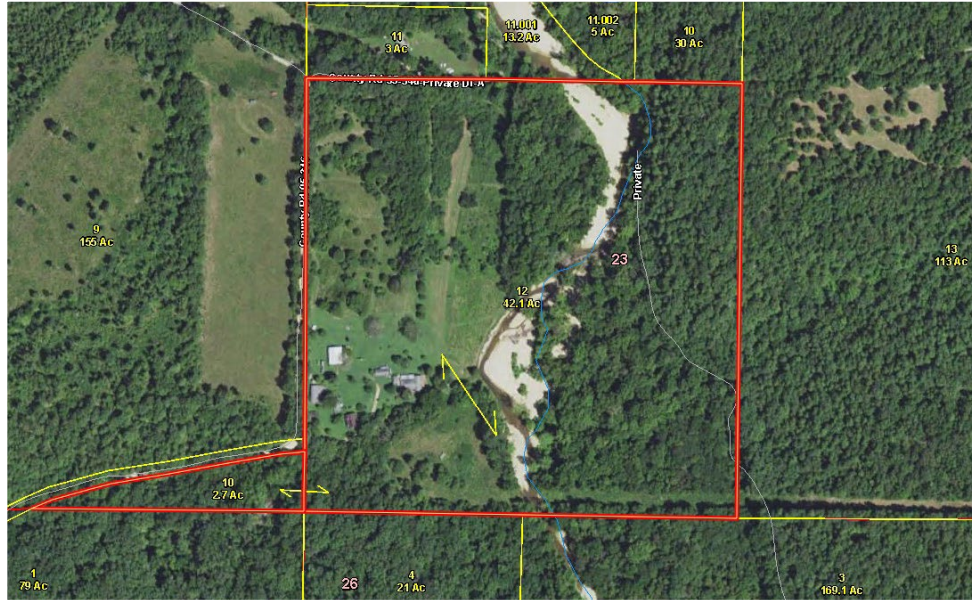
- Nestled at the front of the 44.8± Acres Offering 1BR/1BA, 760± SF w/ a Bonus Room
- Large Sunken Living Room w/ a Wood Burning Stove in an Open Concept Living Area
- Central Heating & Cooling; Well Water; Septic Tank Shared w/ Workshop & Studio Apartment

STUDIO APARTMENT

- 576± SF; Propane Gas for Cooking; Wood Burning Stove for Heat; Window Unit A/C; On Slab; Circuit Breaker Panel
- Bathroom w/ Walk-in Shower, Toilet, & Sink; Gas Hot Water Heater



GENERAL INFORMATION & AUCTION TERMS



1950 & 1960
YEAR BUILT

44.8± AC
TOTAL LOT SIZE

3,536± SF
COMBINED LIVABLE SPACE

Single Family
ZONING

\$1,052
TOTAL '21 TAXES

UTILITIES: Central Heating/Cooling and Window Unit A/C • Fuel: Propane • Water/Sewer: Well/Septic (2 Tanks)
Electric: Circuit Breaker • Water Heater: Gas • Basement: Slab • Fireplace: Wood Burning Stove (3) & Fireplace
SCHOOLS: Skyline R-II • Skyline Elementary & Middle School; Mountain Grove High School

PARCEL NUMBERS

P.I.N	Size	Amount
19-0.6-23-000-000-012.000	42.10± Acre	\$1,047.64
19-0.5-22-000-000-010.000	2.70± Acre	\$4.21

Terms: \$20,000 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

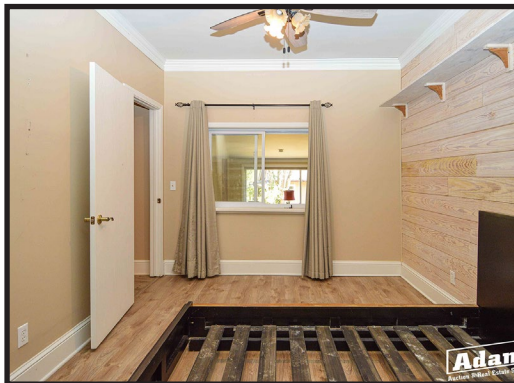


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Amazing opportunity to own a secluded homestead in the Ozark hills! Located at HC73 Box 179 in Drury, Mo. This property sits on a sprawling 44.8± acres and includes access to the creek that runs across the property. There are multiple buildings on the property including the main house with three beds and two baths. Open kitchen with large living room complete with gas burning fireplace and floor to ceiling stone mantle. In addition to the central heating and air there is an exterior wood burning furnace that is tied into the homes duct work as well as a wood burning stove in the foyer of the home. The large wrap around porch offers views of the creek off the back deck. The home is on a septic and well and has a partial crawl space and slab.

PROPERTY PHOTOS



The studio apartment has a kitchenette with wood burning stove. A large walk in shower, covered front porch and an attached chicken coop. The large workshop has two electric bay doors as well as an efficiency apartment with wood burning stove, gas stove, kitchenette, and a full bath. There is also electrical hook ups for RV use at the workshop.

PROPERTY PHOTOS

The guest house sits on the front of the property and has one bedroom and one bath with a bonus room that could be used as a second bedroom. Large sunken living room off the hall way is complete with a wood burning stove. Open kitchen concept with eat in island & dining area. The door off the dining area opens to the covered paved patio. The Guest House has central heating and air and shares the second septic tank on the property with the workshop and studio apartment.



There is a large barn for storage a chicken coop ready for chickens an under-ground storm shelter and a canning kitchen complete with fridge, deep freezer, and window ac unit for the hotter months

ADDITIONAL PROPERTY PHOTOS

This property has everything you would need to stay in the country! Just 30 minutes to downtown Ava, Mo off Highway 14 and down Hwy 95 to County Rd 346. Come out and see this sprawling property in the beautiful Ozark Hills!

