

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

2.15+/- ACRES ~ 1096 MUMMA DRIVE, EDWARDS, MO 65326

**BIDDING CLOSES: 1PM ~ WEDNESDAY, MAY 29, 2024**

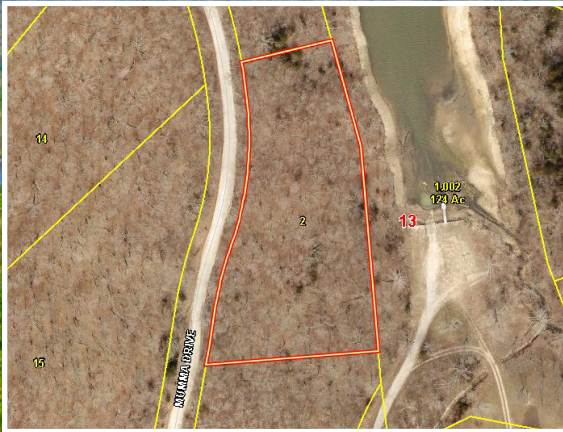
**Adam's**  
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For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**2.15+/- ACRES  
DEVELOPMENT GROUND  
IN LAKE OF THE OZARKS!**

Lines are approximate.

2.15+/- ac





# GENERAL INFORMATION & AUCTION TERMS



**2.15+/- AC**

TOTAL LOT SIZE

**RESIDENTIAL**

ZONING

**\$196**

TOTAL '23 TAXES

Build your dream vacation home or permanent residence on this 2.15+/- acre lot in the Lake of the Ozarks! The property is located in the highly sought after Forbes Lake of the Ozarks gated community with a yearly HOA fee of \$185.90 allowing access to 4 private lakes, common areas, private RV park, gun range and 3 private boat ramps into the Lake of the Ozarks. Power is available to the lot through Southwest Electric. A well and septic tank would need to be installed by the new owners. Do not miss this opportunity to own this property on the lake!

## PARCEL NUMBERS

P.I.N	Size	Amount
16-6.0-13-000-002.002.000	2.15± Ac.	\$196

Terms: \$5000 Down Day of Sale on Real Estate  
 Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 Minimum  
 List subject to change without notice  
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
 Any announcement made day of sale takes precedence over any printed material



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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.