

ONLINE ONLY REAL ESTATE AUCTION

FLAMING LEAF DRIVE, SULLIVAN, MO 63080

Adam's
Auction & Real Estate Services, Inc.
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BIDDING CLOSES: 6PM ~ THURSDAY, MAY 1ST, 2025

VIEWING: SUNDAY, APRIL 27th ~ 2:30-4:30PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

0.10± AC PARCEL
RECREATIONAL GROUND
LAKE ACCESS



GENERAL INFORMATION & AUCTION TERMS



0.10± AC
TOTAL LOT SIZE

RESIDENTIAL
ZONING

\$37
TOTAL '23 TAXES

Do not miss your chance to bid on and own this quaint cabin in the private community of Woodland Lakes in Sullivan, MO! This 256± SF cabin with electricity offers a kitchenette, a wood burning stove, and 2 ceiling fans. The cabin nestled on a wooded 0.10± acre lot and offers the perfect weekend retreat as ownership provides access to all Woodland Lakes amenities including any of the 13 stocked and private lakes, including the private 60-acre Crystal Lake with beach and boat ramp access. Additional community highlights include shared community ATV trails, an Olympic-sized swimming pool with shower house, private club house and playground! The private, gated community has a yearly HOA fee. For additional info visit - <https://woodlandlakestrusteeship.com>

PARCEL NUMBERS

P.I.N	Size	Amount
06-1.1-001-004-014-010.00000	0.10± Ac.	\$37

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 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.