

GENERAL INFORMATION & AUCTION TERMS



0.19± AC

TOTAL LOT SIZE

RESIDENTIAL

ZONING

\$27

TOTAL '23 TAXES

Do not miss your chance to bid on and own this 0.19+/- acre recreational lot with access to all Woodland Lakes amenities in Sullivan, MO! This mostly wooded 8,444± SF lot offers full electric capabilities with front and rear gravel road access as well as an open fire pit area perfect for camping out! The property lies within the Woodland Lakes private, gated community with ownership allowing access to 13 stocked private lakes, including the 60-acre Crystal Lake with beach and boat ramp access. Additional property 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
06-1.1-001-004-009-023.00000	0.19± Ac.	\$27

Terms: \$3,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500.00 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.