



F-HUCLION

REAL ESTATE: 10 AM SATURDAY, SEPTEMBER 29 PERSONAL PROPERTY: 10 AM SUNDAY, SEPTEMBER 30/19546 GOLDEN DRIVE, RAYMONDVILLE, MO 65555



PERSONAL PROPERTY

ANTIQUES, COLLECTIBLES, TOOLS, FENCE PANELS, EQUIPMENT, GENERAL STORE INVENTORY & MORE! 10:00 AM, SUNDAY, SEPTEMBER 30



AUCTIONEER'S NOTE

In 60 Years of selling across 49 states and 5 foreign countries, we have never had a more interesting and appealing property or business opportunity, than we are presenting to you now.

After serving in the Air Force, starting up multiple fitness centers in California & Arizona and a career in pro wrestling, Chuck & Kay Golden decided it was time to retire to the Ozarks. After cattle ranching for several years they decided to start a trail riding business, an idea that came from a college paper their daughter was writing for her Masters. Guests can choose to stay at the 330-space campground, bunkhouse or 21 room motel and enjoy amenities including a fitness center, pool, fishing spots, restaurant, 1,000 seat dining hall/convention center, movie set and 4,500± acres of world-renowned trail ride experience with over 125 miles of horse trails. This is a complete town in the making. There is also an equine community if visitors decide they would like to settle down and live here! The area has enough interesting history & features that Edward R. Close PH.D. wrote the book, "Big Creek; History, Folklore & Trail Guide" specifically about the Golden Hills Trail Rides & Resort property and points of interest to explore!

Chuck and Kay have decided to move to Arizona to be closer to grandchildren and have commissioned us to sell the entire operation at public auction. Whether you want it for recreation, a home site or business opportunity you must at least take a close look at this offering. It's important to note here that we are going to offer this operation in many ways as to give everyone an opportunity to own a homesite or a piece or a part of the resort and adjoining acreage. We will be selling the 4,500± acres in parcels, so you will be able to buy pasture, timber and creek frontage with caves or buy the whole operation complete with the business on the books. This is an exciting property and an opportunity that comes by once in a life time. Whether you want it for recreation, a home site or business opportunity you at least need take a close look at this offering. By the way, the Goldens have not allowed hunting on this property since they've owned it. It's home to lots of deer, turkey and other wildlife!

Come see for yourself. Make the Open house, get prepared, ask questions, and be there sale day.

LIVE YOUR DREAMS

WORDS FROM THE SELLER



norty

- CHUCK GOLDEN

CAN'T DO IT". YOU ARE YOUR OWN MASTERPIECE.





GOLDEN HILLS BUSINESS OPPORTUNITY, EQUINE COMMUNITY HOMESITES

4,500± TOTAL ACRES

HOMESITE

ABSOLUTE

HOMESITE SELLING

RECREATIONAL

TRACT & TIMBER

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15

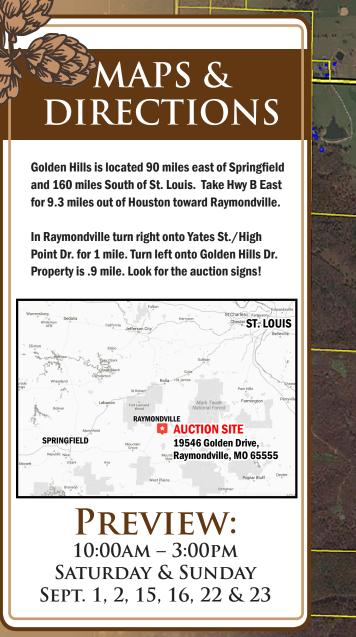
640± AC

640± AC

50 DEED RESTRICTED 5-10 ACRE HOMESITES

IN THE EQUINE COMMUNITY - 12 ABSOLUTE!

326± AC



REAL ESTATE TERMS: 10% deposit due day of sale. Balance due at closing on or before 30 days for equine community, and 45 days for all other tracts. Business/Personal Check accepted. 10% Buyers

Visa, MasterCard, Discover and AMEX. Items are sold

REAL ESTATE ONLY ONLINE TERMS: 10% deposit due within 48 hours. Balance due at closing. Visit our website for complete terms and online





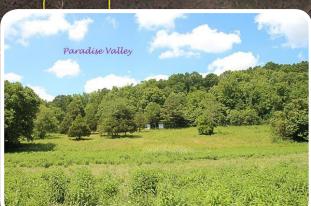






Approximately 330 Hook-ups/Stalls

PERSONAL PROPERTY TERMS: Cash, Check, for immediate removal. 10% Buyer's Premium. 3% Surcharge for Credit/Debit Cards



40± AC

30± AC

6

40± AC

7 20± AC

8 9 10± AC 10± AC

40± AC

11 160± AC

520± AC

40± AC

13

280± AC

84± AC 77± AC





708± AC



Golden Hills Trail Rides & Resort is comprised of 4,500± acres total. This incomparable property was formerly three very large cattle ranches supported by crystal clear spring fed streams, forests, massive bluffs, large caves, some so large that you can ride a horse into them! There is an abundance of wildlife with a large river that runs approximately eight miles through the property. This virgin land has never been opened up for hunting. Typical game of white tail deer and wild turkey can be seen all over this amazing property. Much of the land is in its natural state with oak, pine, walnut, sycamore, maple and miles of old logging trails that has been in timber production for years. Well located only 2.5 hours to St Louis, MO, 1.5 hours to Springfield, MO, and 2.5 hours to Branson, MO.

FEATURES:

- General store/restaurant/office & fuel station, fully-equipped
- Equestrian community with HOA and deed restricted. 50 lots being offered from $5\pm 10\pm$ acre tracts. 12 will be sold ABSOLUTE!
- 40± acres of RV/campground with 300 hookups, showers, stalls to have 372 horses
- 21 room motel with utility room, 2-story shingle roof, metal sides and back, wood front, all rooms A/C and heat, front porch on each room
- Dining hall/event center, fully equipped, 2 walk-in coolers, walk-in freezers
- Original Agee Farmhouse

- 3 Bedroom, 2 Bathroom, double wide mobile home
- 3/2 Rock home with a large deck, perfect for enjoying the views & wildlife, located on 40 acres
- Garage shop set-up for equipment maintance
- Bunk houses all with air conditioning, Sleeps 24 People
- Farrier shop and office, metal roof and wood siding, electric, front porch
- Fitness room with 29 Nautilus machines
- Well house, containing 2-1,000 gallon storage for water



PROFESSIONALLY MARKETED BY:



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