

Natty

Auction

GOLDEN HILLS BUSINESS OPPORTUNITY, EQUINE COMMUNITY HOMESITES

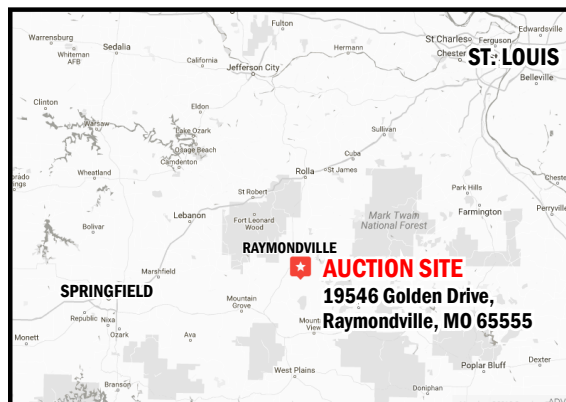
4,500± TOTAL ACRES

REAL ESTATE: 10 AM SATURDAY, SEPT. 29 • PERSONAL PROPERTY: 10 AM SUNDAY, SEPT. 30
19546 GOLDEN DRIVE, RAYMONDVILLE, MO 65555

MAPS & DIRECTIONS

Golden Hills is located 90 miles east of Springfield and 160 miles South of St. Louis. Take Hwy B East for 9.3 miles out of Houston toward Raymondville.

In Raymondville turn right onto Yates St./High Point Dr. for 1 mile. Turn left onto Golden Hills Dr. Property is .9 mile. Look for the auction signs!



PREVIEW:
10:00AM – 3:00PM
SATURDAY & SUNDAY
SEPT. 1, 2, 15, 16, 22 & 23

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 Premium.

PERSONAL PROPERTY TERMS: Cash, Check, Visa, MasterCard, Discover and AMEX. Items are sold for immediate removal. 10% Buyer's Premium. 3% Surcharge for Credit/Debit Cards

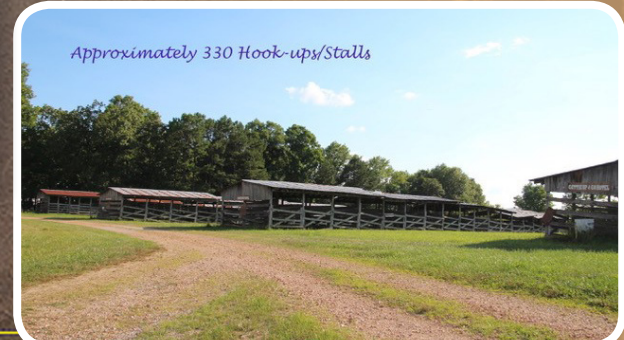
REAL ESTATE ONLY ONLINE TERMS: 10% deposit due within 48 hours. Balance due at closing. Visit our website for complete terms and online bidding link.

50 DEED RESTRICTED 5-10 ACRE HOMESITES
IN THE EQUINE COMMUNITY - 12 ABSOLUTE!

□ HOMESITE
□ HOMESITE SELLING
ABSOLUTE
□ RECREATIONAL
TRACT & TIMBER



Bunk House



Approximately 330 Hook-ups/Stalls



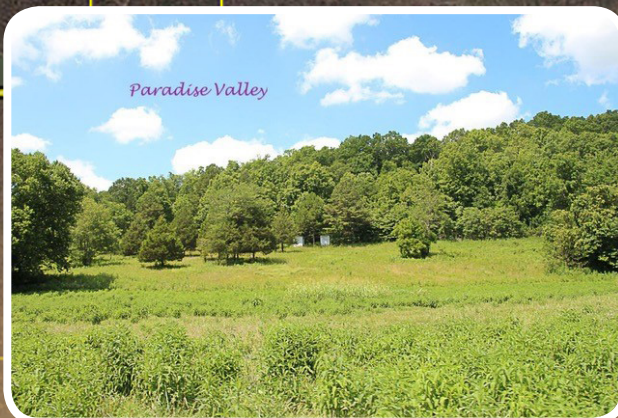
21 Room Motel



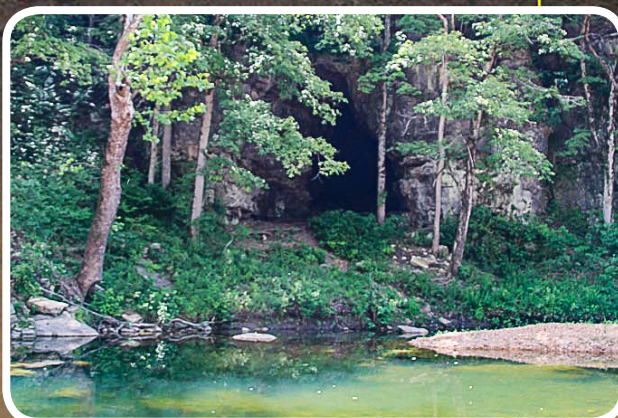
2 1/2 Rock house



General Store/Restaurant



Paradise Valley



12,000±SF fully equipped dining/event hall



Original Agee Homestead

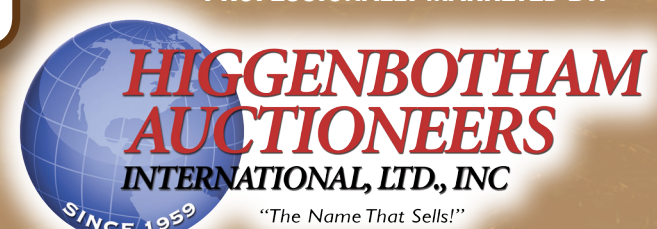
OWN A ONE-OF-A-KIND SLICE OF THE OZARKS...

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± – 10± 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 maintenance
- 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

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Important Notice to all Bidders: All the information contained in this mail piece was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction Block take precedence over any printed or advertised material. These properties will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All properties sold AS IS/WHERE IS. All acreages, measurements & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. The property is subject to sale prior to auction. 180930