

Auction

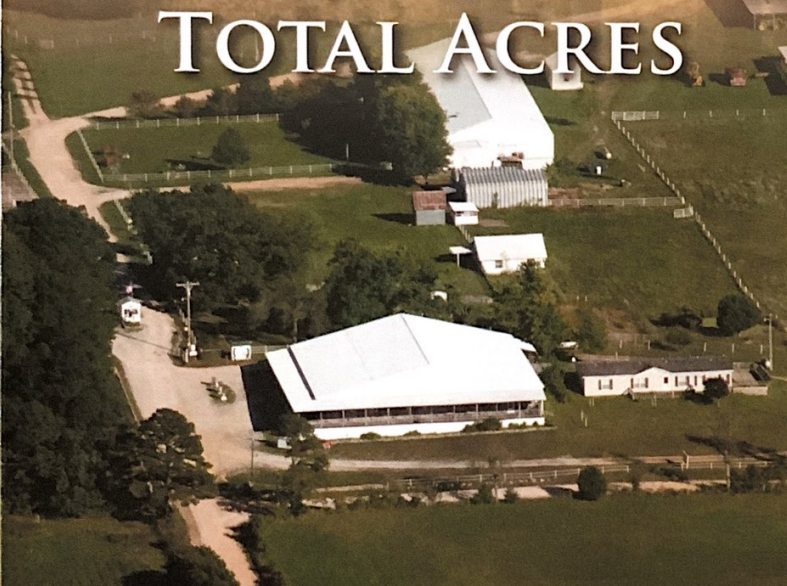
REAL ESTATE: 10 AM SATURDAY, SEPTEMBER 29
PERSONAL PROPERTY: 10 AM SUNDAY, SEPTEMBER 30
19546 GOLDEN DRIVE, RAYMONDVILLE, MO 65555

GOLDEN HILLS
BUSINESS OPPORTUNITY,
EQUINE COMMUNITY

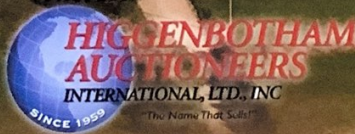
HOMESITES &

4,500±
TOTAL ACRES

12 HOMESITES
ABSOLUTE!



PROFESSIONALLY MARKETING BY:



In Cooperation with:



800.257.4161
HIGGENBOTHAM.COM

AUCTION@HIGGENBOTHAM.COM
Golden Realty International LLC, Broker #: 2014006139



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A MEMBER OF
MarkNet
ALLIANCE



1629 SHEPHERD RD, LAKELAND, FL. 33811
HIGGENBOTHAM.COM | 800-257-4161

PERSONAL PROPERTY

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



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

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 Golden's 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.

WORDS FROM THE SELLER

Marty



EACH OF YOU IS THE 'STAR' OF YOUR OWN LIFE. YOU HAVE CHOICES. ALWAYS KEEP GOD FIRST IN YOUR LIFE. ALWAYS FOCUS ON YOUR DREAMS AND YOU CAN DO ANYTHING AND BE WHATEVER YOU WANT TO BE. DON'T LET ANYONE TELL YOU "YOU CAN'T DO IT". YOU ARE YOUR OWN MASTERPIECE. LIVE YOUR DREAMS

- CHUCK GOLDEN

Auction

GOLDEN HILLS BUSINESS OPPORTUNITY,
EQUINE COMMUNITY HOMESITES

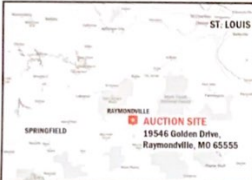
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MAPS & DIRECTIONS

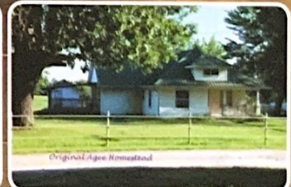
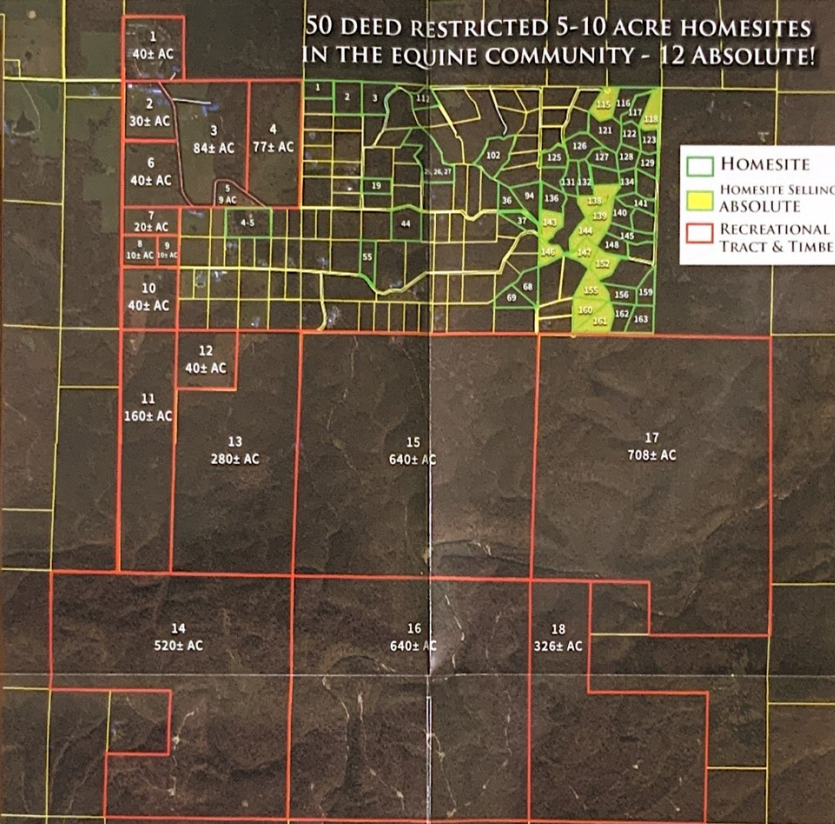
Golden Hills is located 90 miles east of Springfield and 160 miles South of St. Louis. Take Hwy B East for 9.3 miles out of Houston toward Raymondville.

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

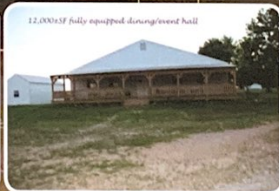
50 DEED RESTRICTED 5-10 ACRE HOMESITES
IN THE EQUINE COMMUNITY - 12 ABSOLUTE!



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. 30% Buyers Premium.

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



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



PROFESSIONALLY MARKETING BY:



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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. Bidders shall rely on their own investigation, judgment, 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. 180939