

NIXA, MO

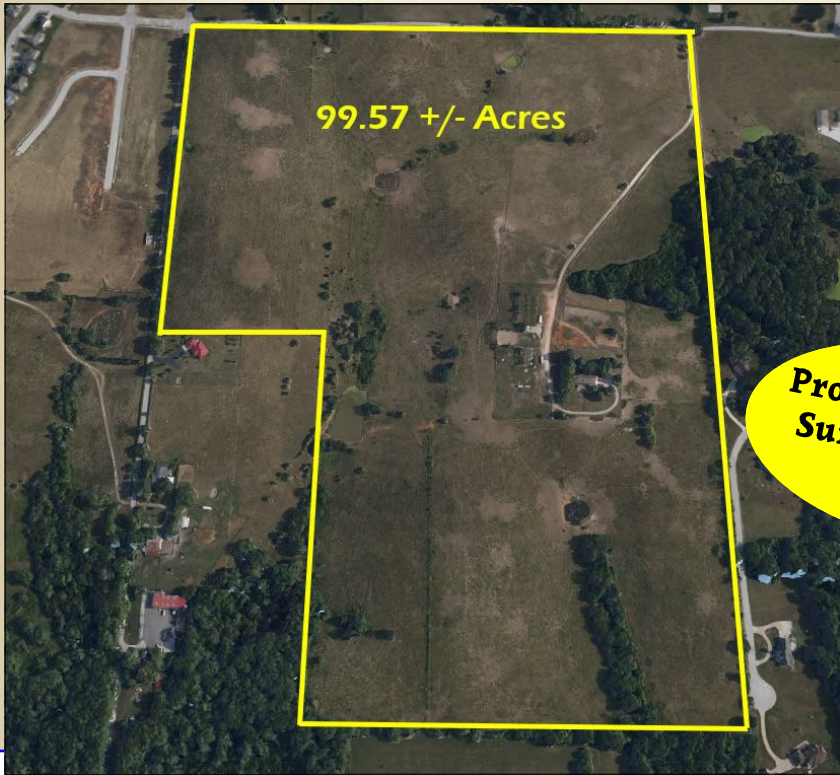
HOME & 99.57 +/- ACRES REAL ESTATE AUCTION

SATURDAY, AUGUST 13, 2016 @ 10 AM

Auction Held On Site

Property Address: 732 Muskego Road, Nixa, MO 65714

4BR, 2,817 SF Home w/ Walk-Out Basement on 99.57 +/- Acres
Co-Brokerage Offered to Realtors



**Property Viewing:
Sun., August 7th
12 - 2 pm**



PROPERTY IDEAL FOR HORSES

15 Minutes North of Branson, MO



Partially Fenced Property - Ideal for Most Livestock

Outside of City Limits - Christian County Zoning Jurisdiction

Home Offers 2 Fireplaces, Eat-In Kitchen, Living & Family Room, & 3 Car Garage

DEVELOPMENT POTENTIAL

Annexation into city limits is possible with an Annexation Application. City limits ends as near as the opposite side of Muskego Road & Ozark Road.

County: Christian | Township: 27 | Section: 19 | Parcel ID No.: 11-0.4-19-000-000-007.000 | 2015 Taxes: \$1,316
Zoning: Agricultural | Exemptions: None | Schools: Nixa R-2 & Nixa HS

Heat: Forced Air | Fuel: Propane | A/C: Central | Elec: Circuit Breakers | Water: Well | Water Heater: Gas
Sewer: Septic | Basement: Full, Walk-Out

Professional Real Estate Auctions by:



Toll Free: 1-877-566-8751
Adam Jokisch
618-530-8751 (mobile #)

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TERMS:
\$25,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN 45 DAYS
6% BUYERS PREMIUM
CO-BROKERAGE OFFERED
TO REALTORS
ANY ANNOUNCEMENT MADE DAY OF SALE TAKES PRECEDENCE OVER ANY PRINTED MATERIAL. LIST SUBJECT TO CHANGE WITH OUT NOTICE.
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