

Lake of the Ozarks Auction • (Osage Beach MM 21)

REALTORS / BROKERS

Earn **3% BAC** Offered on
this property
Calculated on high bid

3 WAYS TO BID!

- 1. Live On-Site.**
Register and bid at the property.
- 2. Live Online.**
See www.CatesAuction.com for details and terms. Advance registration required.
- 3. Live in Kansas City.**
Register and bid at the Cates office.

LAKEFRONT REAL ESTATE AUCTION

SATURDAY, AUGUST 22ND, 11:00AM
1836 HEXIGON COURT, OSAGE BEACH, MO 65065



4,200 sf on 1.5 Acres!

4 bedroom home on large, gently sloping 1.5 acre lot w/125 ft. of lakefront. Also offers 2 office suites, 3 living areas w/fireplaces, 2 spacious decks, 2-well dock with lifts, lake-side cabana, and more. Truly a rare find in Osage Beach!
MLS# 3062153

Directions: Hwy 54 to KK, right to Hexigon Court, right to last house on left.

MAIN FLOOR

- **Great Room:** Vaulted ceiling, stone fireplace, deck access
- **Kitchen:** Newer appliances, tile counters, huge pantry
- **Dining Room:** Built in shelving
- **Living Room:** Wide stone fireplace, sconce lighting, ceiling fan, deck access.
- **2 Office Suites:** Accessible from inside the house or outside entrance
- **Laundry/Utility Room:** washer & dryer
- **Half Bath**
- **Deck:** Spacious deck with sliders from both living areas

UPPER LEVEL

- **Master Bedroom:** French doors leading to private deck, ceiling fan
- **Master Bath:** Newer corner jetted tub, tile floor, double vanity sinks
- **Bedroom 2**
- **Bedroom 3**
- **Full Bath:** double vanity

LOWER LEVEL

- **Family Room:** Huge stone wall fireplace, deck access, roughed in plumbing for a wet bar
- **Bedroom 4:** Outside entrance
- **Full Bath**
- **Bonus Room w/Closet:** (Possible use as bedroom, crafts, exercise, etc.)
- **Spacious Deck**

EXTERIOR:

- **Cedar siding with stone chimney**
- **Dock:** 2-well (10x24) with lifts
- **Lakeside Cabana:** concrete pad, electricity, (Great for outdoor kitchen!)
- **3 deck levels**
- **2-car garage**
- **Oversized 2-car carport**
- **Plenty of room for parking**

See back for additional features, pictures and open house dates.



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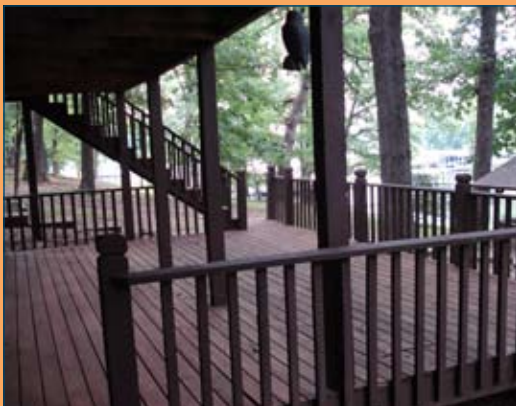
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AUGUST 22ND
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HOME FEATURES

- 125 ft of Lakefront
- 1.5 acres
- Osage Area, 21mm
- 4,200 square feet
- 3 deck levels
- Office suite arrangement w/interior and exterior entrances
- 2 car garage + large enclosed carport
- Walk-up floored attic
- Newer roof
- 2-well dock with hoists
- Deep water, no-wake cove
- Camdenton School District
- 1-year home warranty!



Auctioneer's Note

We're pleased to be selling this home at auction because it offers an unusual combination of features in a very desirable part of the Lake. The large lot and unique floorplan are ideal for permanent residents or a summer retreat. The space is great for family visits, home office arrangement, small business, or hobbyist. There's even room for expansion. The owner has already moved out and is excited to be selling at auction. You won't find this opportunity anywhere else in Osage Beach. We'll see you on the 22nd!

Property Location

A rare find in Osage Beach, this gently sloping 1.5 acre lot sits on the 21 mile marker in a quiet, deep water cove. The small, private subdivision has only 5 homes and is within minutes of the Lake's prime shopping, dining, and entertainment destinations as well as Lake Regional Hospital.



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OPEN HOUSE:
Saturdays, August 8th & 15th, 12-2pm

SUMMARY OF TERMS: 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 5% buyer fee. Seller provides title insurance. Property sells as-is, free & clear of liens.

Visit www.CatesAuction.com for complete Terms and Conditions, detailed Property

Information Package and additional pictures.



ONLINE BIDDING AVAILABLE
SEE WEBSITE FOR DETAILS

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