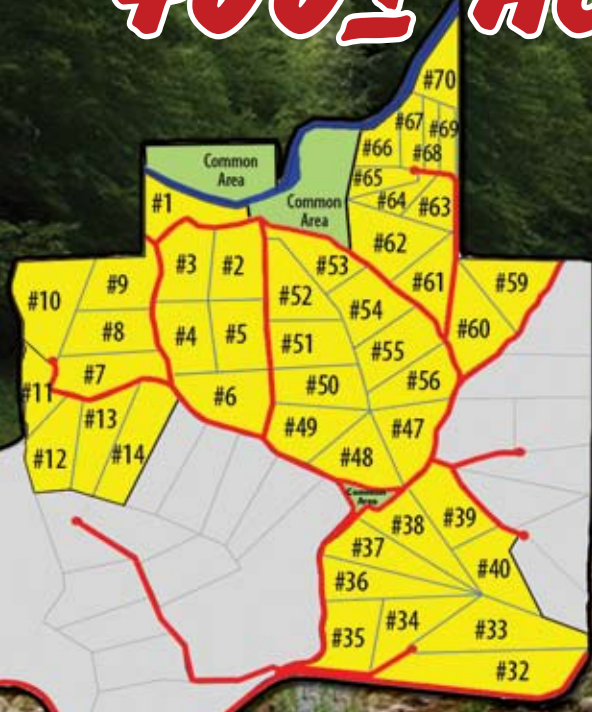


# 400± Acres – 45 Lots

3% BROKER PARTICIPATION!



## RECREATIONAL & HOME SITES

# Real Estate Auction

## Jack's Fork River Country Estates – Eminence, MO

**Saturday, August 21, 2010 – 10:00 AM**

**AUCTION LOCATION:** Eminence United Methodist Church Fellowship Hall. One block West of Highway 19 and Highway 106 Junction in Eminence.

These mountain and river view lots are located just 1.6 miles east of Eminence on Highway 106 in the middle of the Missouri Ozark Mountains and Ozark National Scenic River ways.

*Eminence was listed as one of the 50-top-rated outdoor sports towns in America and features activities such as fishing, canoeing, rafting, tubing, boating, swimming, biking, horseback riding, golf, hunting and more!*

Over 400 acres of the Jacks Fork River Country Estates. 45 platted lots from 3 to 18 acres with Jacks Fork River access by two common areas for all lots.

Selling Lots 1-14, 32-51, 53-56, and 59-70 of Jack's Fork River Country Estates. Lots will be offered individually and in combination at the discretion of the auctioneer. Seller is Mr. Walter Schoenauer. Other lots in this development are not owned by Mr. Schoenauer and are not in this auction.

**Don't miss this opportunity  
to have a great place to live, play and relax!**

**FINANCING POSSIBLE WITH QUALIFIED CREDIT**

**Call Amy at 660-258-3311 for details.**

### TERMS AND CONDITIONS:

- Proper ID is needed day of sale along with a bank letter of credit.
- 3% broker participation fee payable at closing to any licensed real estate broker who registers a successful bidder prior to the start of the auction and that bidder completes final closing.
- 5% Buyer Premium - Purchase price will be equal to final bid price plus 5%.
- Ten percent (10%) down day of auction as non-refundable escrow payment day of sale payable to closing agent, Shannon County Title Co. Title, Eminence, Missouri. Balance due at final closing on or before September 17, 2010.
- Shannon County Title Co., Eminence, Missouri will provide title insurance. Purchase contract prepared by attorney. Real estate taxes prorated to closing.
- Real Estate Taxes and \$200 per year maintenance fee per lot prorated to closing.
- This property is subject to deed restrictions to protect your investment. See our website or call for details.
- Seller is highly motivated but reserves the right to refuse any final bids. All lots sell subject to confirmation of acceptance of final bid.
- Financing possible with qualified credit. Call Amy at 660-258-3311 for details.
- Announcements day of the auction take precedence over prior advertising either written or oral. The information in this and all printed and digital material is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc., are approximate. All acres are based on estimates. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Smith Auctioneers, LLC represents the seller in this transaction. Real Estate is being sold "AS IS."

GO TO OUR WEBSITE FOR MORE DETAILS, PHOTOS, AND MAPS!

[www.SmithAuctioneersOnline.com](http://www.SmithAuctioneersOnline.com)

# SMITH AUCTIONEERS, LLC.

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**"Specializing in Real Estate & Equipment since 1978"**