

VISIT bryantauction.com
for more Info and Photos
for this Auction and
Upcoming Auctions.



TUESDAY AUGUST 25TH, 2015 12 NOON LIONS BUILDING

5848 Lion Road, Osage Beach, Mo 65065 (Next to the airport)

**Starting Bid \$50,000.
Sells to high bidder!
Shown by appointment**

5000 square Ft. building in Osage Beach, Great location just off of HWY 54. Currently a community club, comes with full kitchen and equipment approximately 30 8' Tables and 250-300 chairs. Hall can seat up to 300. Every thing you need to start a catering business, restaurant, bar, rental hall, or another community club, several other uses possible. Commercial structure with commercial restrooms, and kitchen. Large parking lot. **Privacy sitting on 1.4 acres in the middle of Osage Beach!** Kitchen has electric griddle, 2 gas stoves Hood 3 door refrigerator, freezers, utensils, pots, pans, Bar with 2 door cooler, Bingo boards, PA system, selling separately. **Across street from Osage Beach Airport**

All net proceeds from this auction go to several Lake charities. The Lions said: "It all came from the Lake-all the money goes back to the Lake!"

Another fine piece of real estate at auction by Bryant Auction!

Bryant Auction is honored to help the local Lion's Club and Jack Tezak /Angie Schejbal Keller Williams Lake of The Ozarks Realty



JACK TEZAK
REAL ESTATE GROUP
(873)288-8110

Terms: The Buyer will be required to provide at time of sale, \$15,000 (fifteen Thousand US Dollars) as a down payment on real estate which is nonrefundable in the form of certified funds, payable to themselves. This will become the down payment when the high bid is awarded and the certified funds are signed over to Bryant Auction, LLC. The bidder will then sign a standard Real Estate Purchase Agreement with balance due in full at closing approximately 30 days from date of sale. Title Insurance will be available at the expense of the Buyer. All taxes will be prorated as of the closing date, and each party will pay their own reasonable and customary closing costs.

The only guarantee from the Seller is a clear and marketable title to the property. Deposit will be refunded only if property cannot convey with clear title, this is the only consideration or compensation from Seller, Bryant Auction, LLC or their agents to the Buyer if property does not convey. Seller will choose Title Company.

All information was gathered from sources deemed to be reliable and believed to be correct, however, this information is not guaranteed by the Seller, Bryant Auction LLC or their agents. All bidders are urged to do their own due diligence and verify all information including improvements, sizes, condition, and contaminants, including but not limited to, sewer system, water, lead, asbestos, mold, or other environmental issues. Surveys, easements, inspections, appraisals, zoning compliance, permits, association compliance, dockage, ingress and egress, incomes, revenue, and leases are the responsibility of the Buyer. Camden County Records will be the reference used to convey parcel size and location. Verification of maps shown sale day is the responsibility of the buyer.

Financing should be arranged prior to the auction. This property not sold contingent on financing. Bryant Auction, LLC is an agent for the Seller in this transaction. All announcements day of sale take precedence over all previous printed material.

Bryant Auction reserves the right to reject any and all bids and will decide increments of bidding. Starting bid may not be the reserve bid required by the Seller.

Your attendance is acceptance of your own actions; you alone accept responsibility for your actions. By attending the auction you agree to hold Bryant Auction, LLC and its agents harmless for all claims. Maps are for reference only not guaranteed by survey or legal record. Bids are a legal commitment to purchase property.

The property and equipment will be sold "as is" and "where is" with all faults and defects. A 7-percent (7%) Buyer's Premium will be added to the winning bid to arrive at the total contract price paid by the Buyer on all real estate.

Property may be offered on Proxibid internationally, we do have a number of registered bidders



UPCOMING AUCTIONS

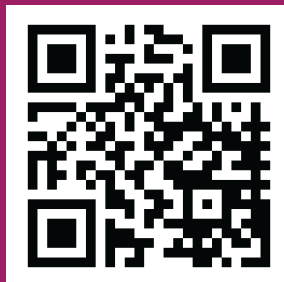
**EVERY THURSDAY
BRYANT AUCTION FACILITY 5PM
Hwy 54 at Y Road, Osage Beach
Furniture, Tools, Vehicles, Boats, FUN!
Tues. August 18th - 12 NOON
1200 sq.ft., 2 bed, 2 bath ranch home on 5 acres
Montreal**

**Tues. August 25th -12 NOON
Osage Beach Lions Building
5,000 sq.ft. Commercial Building with restaurant
equipment and seating for 300**

**Sat. August 29th - 10 AM Sharp
Estate Gun Auction. Currently 210 guns.**

**Sat. September 12th - 10 AM
Vehicle Auction Consign Now!
Dealers Welcome!**

**Sat. September 19th
Third Annual Surdyke Yamaha Bike Fest Auction.
Bikes-Boats-Watercraft-ATV's**



**Bid Now Buy Now!
bryantauction.com**

This property can sell before auction!

Bid online before or during the live auction!
Visit: www.proxibid.com/bryantauction



**Commercial & Residential
Land-Guns-Vehicles-Boats-Heavy
Equipment-Furniture and Coins
All SOLD this summer!**

References Available or check-out
Bryantauction.com

**BRYANT AUCTION AVERAGES 1 AUCTION
EVERY 3 DAYS ANNUALLY!**

WE ARE PROUD TO HELP DOZENS OF CHARITIES

Member National Auctioneers Association

**Bryant Auction and its staff help raise
millions a year for charities!**

BryantAuction.com



**BRYANT
AUCTION.COM**

**573 346-4777
sold@bryantauction.com**