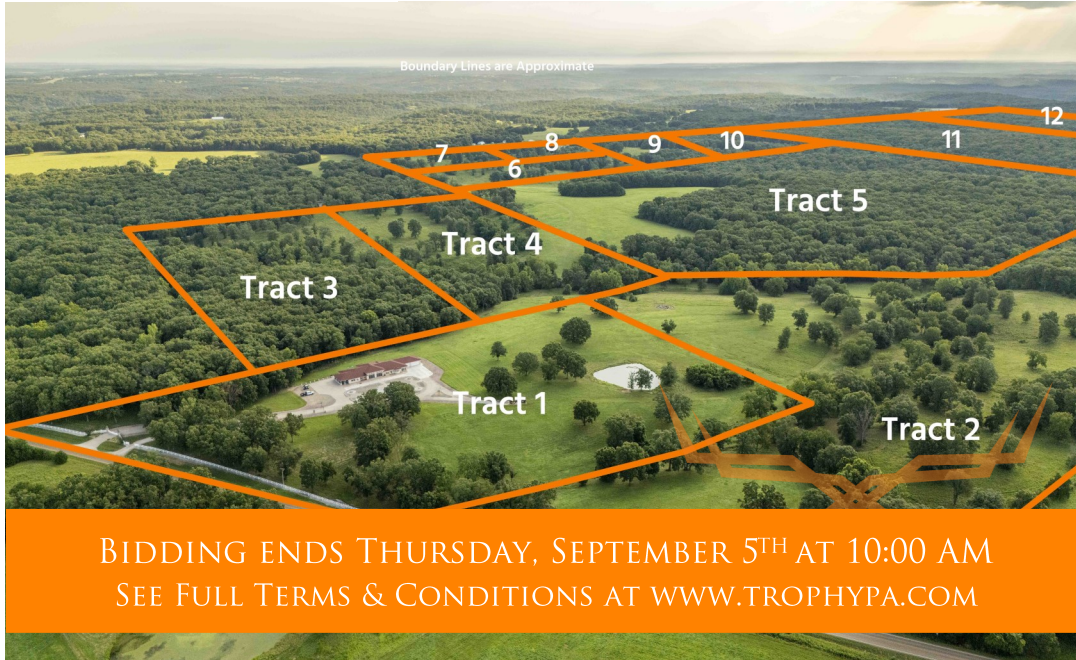




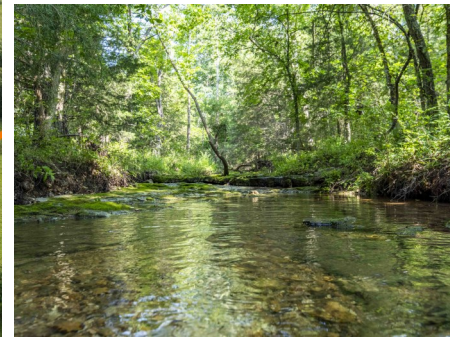
T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Miller County Missouri Land for Sale at iAuction - The Albertson Ranch

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS THURSDAY, SEPTEMBER 5TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

2721 Hwy 52
Eldon, MO 65026

ACRES: 735.9
COUNTY: Miller

AUCTION DETAILS:

Preview Day Saturday, August 10th at 9AM to Noon.

Bidding Ends Thursday, September 5th at 10AM.

These 746± gently rolling to rolling acres being offered in 12 tracts are conveniently located 4 miles south of Eldon, 14 miles north of Osage Beach, and an easy 30-minute commute to Jefferson City. The land represents rolling pasture and hay land along with mature hardwoods offering fantastic hunting and recreation. The Little Saline Creek weaves through the southern portion of the Albertson Ranch with many small wet weather streams flowing into the Little Saline Creek. The focal point of the Albertson Ranch is the stunning home and all the features it entails. If you're looking for your dream home or land to build your dream home with superb hunting and recreation look no further! The Albertson Ranch has it!

Tract 1: 15.0 gently rolling acres consisting of grassland, small pond, and the Albertson Ranch home. Complete details of this stunning home listed below.

Home Overview:

- One level living with no stairs of any kind
- 5,500 sq ft of living area
- 2,000 sq ft heated 4 stall garage
- Concrete entryway thru Polymer gates lined with lit pillars, extensive lighting, and water fountains.

PRESENTED BY:

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Trophy Properties and Auction

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Master Suite:

- Granite/Marble bathroom
- Separate his and hers bathroom area
- Huge oversize Jacuzzi tub
- Double sink and vanity
- Walk-in shower with 5 shower heads and jets
- Sound system
- His and hers walk-in closet
- Custom drawers large enough for 4 season storage
- Radiant heated tiled floor
- Private patio

Kitchen/Dining:

- Open design to see living room while cooking and entertaining
- Sub Zero refrigerator
- Bosch Dishwasher
- Double oven with warmer
- Cook stove top
- Wine storage
- Heated tile floor
- Built in pantry
- Custom real copper ceiling
- Custom cabinets

Indoor Pool:

- Cultured rock fireplace

- Desert air system – This allows for perfect air flow and eliminates fogging on windows and floors
- Wet bar & coffee kitchenette and commercial drinking fountain
- His and her bathrooms and showers
- 5 seat handmade cedar sauna with surround sound system
- 10-person hot tub
- Remote controlled Hurricane shutters for complete privacy

Diner:

- Full kitchen
- Custom booths, tile floor, and matching wall construction
- Optic lighting
- Ground source heat
- Whole House Sound System
- Regulation shuffleboard table
- Jukebox

Veranda:

- Screened 4 season room

Utility Room:

- Radiant heat & zoned
- Waterproof dry wash flooring
- Stackable washer and dryer
- Stand along trash compactor
- Commercial sink with cultured marble

Tract 2: 135.7 gently rolling to rolling grassland and wooded acres along highway 52 with a beautiful new homesite, hunting, recreation, and the Little Saline Creek.

Tract 3: 26.1 gently rolling to rolling grassland and wooded acres along Vaugh Road offering new homesites, hunting, recreation, and the Little Saline Creek.

Tract 4: 25.2 gently rolling to rolling mostly grassland acres along Vaugh Road offering new homesites, hunting, recreation, and the Little Saline Creek.

The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

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Tract 5: 124.3 gently rolling to rolling mostly wooded acres with some grassland along Vaugh Road offering new homesites, hunting, recreation, and the Little Saline Creek. This tract also features a live spring and offers water year around.

Tract 6: 20.0 gently rolling to rolling mostly grassland acres along Vaugh Road offering new homesites and recreation. This tract sells with the following deed restrictions: No mobile homes, no unlicensed or derelict vehicles parked outside, no swine, no junkyards, and no commercial feedlots of any kind.

Tract 7: 10.0 gently rolling to rolling mostly grassland acres along Vaugh Road offering new homesites and recreation. This tract sells with the following deed restrictions: No mobile homes, no unlicensed or derelict vehicles parked outside, no swine, no junkyards, and no commercial feedlots of any kind.

Tract 8: 10.0 gently rolling to rolling mostly grassland acres along Vaugh Road offering new homesites and recreation. This tract sells with the following deed restrictions: No mobile homes, no unlicensed or derelict vehicles parked outside, no swine, no junkyards, and no commercial feedlots of any kind.

Tract 9: 17.0 gently rolling to rolling grassland and wooded acres along Vaugh Road offering new homesites, hunting, and recreation.

Tract 10: 18.0 gently rolling to rolling grassland and wooded acres along Vaugh Road offering new homesites, hunting, and recreation.

Tract 11: 170.4 gently rolling to rolling mostly wooded acres along Vaugh Road offering new homesites, hunting, recreation, and the Little Saline Creek.

Tract 12: 164.2 gently rolling to rolling wooded acres along Vaugh Road offering new homesites, hunting & recreation.



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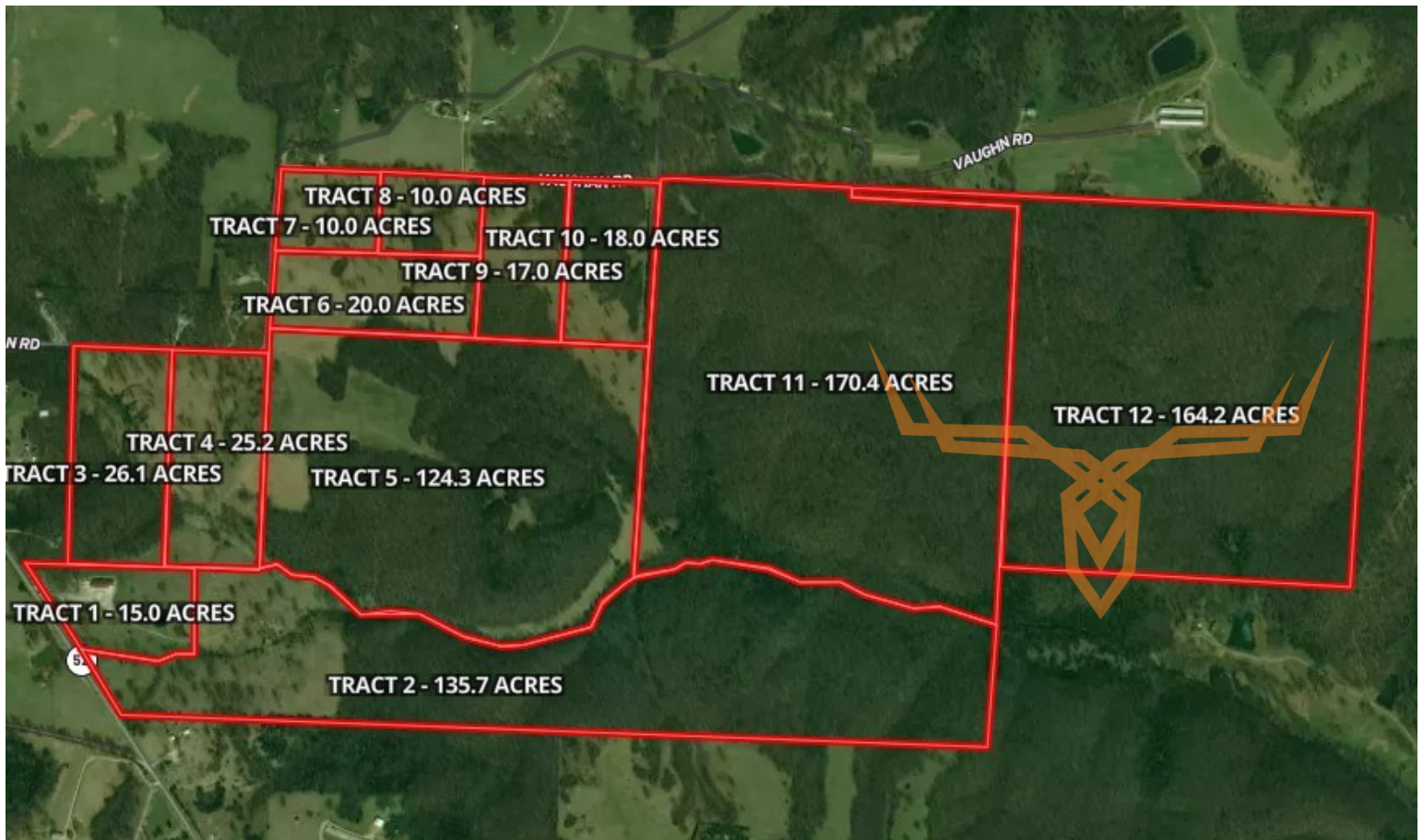
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