

REAL ESTATE AUCTION

Lake of the Ozarks Equestrian Retreat

6260 Osage Beach Parkway, Osage Beach, MO 65065

PROPERTY INFORMATION

Location:	6260 Osage Beach Parkway, Osage Beach, MO 65065
County:	Camden
Property Type:	Residential
Bedrooms & Baths:	3 BR / 3.75 BA (Main) 2 BR / 2.5 BA (Guest)
Parking:	Attached 3 Car Garage
Year Constructed:	1999
Builder:	Boyd Contracting
Exterior:	Native Stone & Brick
Square Footage:	3,700+ Sq. Ft. (Main) 2,400+ Sq. Ft. (Guest)
Acreage Size:	150+ Acres
Outbuildings:	2 - See Notes
Real Estate Taxes:	\$7,200.00
Electric	Ameren UE
Gas:	Propane - Gas Co. - 2 tanks owned (1,000 & 500 gal.)
Water:	2 Wells - 460 ft. & Spare - Both w/ brand new pumps
Sewer:	City
School Systems:	(R3) Camdenton– Osage Beach Elementary (PK-4), Oak Ridge Intermediate (5-6), Camdenton Middle School (7-8), Camdenton High School (9-12)
Fire Department:	Osage Beach Fire Department
Security:	Osage Beach Police Department

AUCTIONEER'S NOTE:

100' x 100' Heated Indoor Arena w/ 2,400+ Sq. Ft. Guest House & 30' x 100' RV/Garage w/ 14' Doors & Heat/AC
Stable w/ Vet's Quarters, 8 - 12' x 12' Stalls, and 1 - 12' x 16' Birthing Stall
Heated 16' x 27' Inground Pool: 3 - 6.5 ft. deep

For additional information and details on this magnificent property, please reference the Formal Property Features List.
This beautiful ranch is available prior to auction. Call the auction office to schedule your private showing today!



A PREMIER RANCH MARKETING FIRM

959 S Mill Street - Rogersville, MO 65742 BARIGBY.com 800.582.1206

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February 12th, 2016

Interior Features

- **Main Home**
 - 3,700+ Sq Ft
 - 3 Bedrooms
 - 3.75 Bathrooms
 - Built in 1999
 - Kitchen
 - Slate Tile
 - Butcher Block Countertop
 - Radiant floor heat in Master Bath
 - Custom Wood Ceiling in 3rd Bedroom
 - 12' Ceilings
 - Laundry Room has an attached office
 - Surround Sound
- **Guest Home**
 - 2,400+ Sq Ft
 - 2 Bedrooms
 - 2.5 Bathrooms
 - 100' x 100' Attached Riding Arena
 - Heat/AC with 3 Furnaces with wall fans
 - 4 overhead doors in Arena
 - 30' x 100' Attached RV/Garage Space
 - Heat/AC with 3 Furnaces with wall fans
 - 14' doors
- **Both Homes**
 - Complete Intercom System throughout property
 - Instant Hot Water Circulator
 - Eagle Security System
 - Granite Countertops
 - Jetted Tubs
 - Crown Molding
 - Recessed Lighting
 - Custom Hardwood Cabinets
- **Vets Quarters & Stable**
 - 1 Bedroom
 - 1 Bathroom
 - 8 – 12' x 12' Stalls
 - 1 – 12' x 16' Birthing Stall
 - Tack Room
 - Wash Rack

Exterior Features

- Heated 16' x 27' In-ground Pool – 3.5 – 6 ft deep
- Native Missouri Stone & Brick
- Waterfall, Fountain, and Coy Pond
- Year Round Springs throughout Property
- Irrigation throughout Property
 - 4 – Hunter Irrigation Circuits
 - 1 – Rainbird Irrigation Circuit
- 2.5-3 acre Stocked Lake
 - Bass & Catfish
- Fenced and Cross-fenced
- Blacktop Driveway
- Private Gated Entrance (8/10 mile)
- Both Water Heaters Replaced in 2014
- New pumps on both wells within last 2 years
- Borders Grand Glaze Airport