

# REAL ESTATE AUCTION

## *The Ranch at Four Seasons*

6548 DD Road, Marshfield, MO 65706

### PROPERTY INFORMATION

<b>Location:</b>	<b>6548 DD Road, Marshfield, MO 65706</b>
<b>County:</b>	<b>Webster</b>
<b>Property Type:</b>	<b>Residential - Three Levels</b>
<b>Bedrooms &amp; Baths:</b>	<b>4 BR / 3.5 BA</b>
<b>Garages:</b>	<b>2 Car Attached - 2 Detached</b>
<b>Year Constructed:</b>	<b>1992</b>
<b>Exterior:</b>	<b>Vinyl Maintenance Free</b>
<b>Square Footage:</b>	<b>3,700+ Sq. Ft.</b>
<b>Acreage Size:</b>	<b>21 +/- Acres</b>
<b>Outbuildings:</b>	<b>4 - See Notes</b>
<b>Real Estate Taxes:</b>	<b>\$1,250</b>
<b>Electric</b>	<b>Webster Electric</b>
<b>Gas:</b>	<b>Brooks Propane</b>
<b>Water:</b>	<b>Private Well - 250 ft. deep</b>
<b>Sewer:</b>	<b>Private Septic System</b>
<b>School Systems:</b>	<b>Marshfield School Districts</b>
<b>Fire Department:</b>	<b>Webster County Fire Department</b>
<b>Security:</b>	<b>Webster County Sheriff's Department</b>

#### **AUCTIONEER'S NOTE:**

- Outbuildings
  - Barn - 3 Portable Horse Stalls & Hay Loft
  - Indoor Riding Arena - 91' x 126' - Tack Room, Grooming Area, & 4 Horse Stalls
  - 2 Car Workshop & Garage - 16' x 40'
  - Metal Trailer Shed - 24' x 24'

This Beautiful Property is available prior to live auction. Call the auction office to schedule your private showing today!



A PREMIER REAL ESTATE MARKETING FIRM

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