

# REAL ESTATE AUCTION

*The Ranch on Logan Hill Drive*

**ROGERSVILLE, MISSOURI**

**Open House & Registration 10AM • AUCTION 11AM**

## PROPERTY INFORMATION

<b>Address:</b>	<b>62 Logan Hill Drive • Rogersville, Missouri</b>
<b>County:</b>	<b>Webster</b>
<b>Schools:</b>	<b>Rogersville</b>
<b>Year Built:</b>	<b>2023</b>
<b>Size:</b>	<b>2,300 +/- Sq. Ft.</b>
<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>2</b>
<b>Garage:</b>	<b>2 Car Attached</b>
<b>Construction Exterior:</b>	<b>Brick &amp; Vinyl</b>
<b>Roofing:</b>	<b>Traditional Shingles</b>
<b>Road Surface:</b>	<b>Paved</b>
<b>Utilities:</b>	<b>Gas &amp; Electric - New</b>
<b>Internet:</b>	<b>High Speed Internet Available</b>
<b>Real Estate Taxes:</b>	<b>TBD</b>
<b>Lot Size:</b>	<b>1 Acre +/-</b>
<b>Water:</b>	<b>Private Well</b>
<b>Sewer:</b>	<b>Private Septic</b>
<b>Police Security:</b>	<b>Provided by Rogersville Police Department</b>
<b>Fire Protection:</b>	<b>Provided by Rogersville Fire Protection District</b>

**Legal Description:** All of Lot 3, Dewey Meadows, Rogersville Webster County Missouri

**AUCTIONEERS NOTE:** This is a **VERY WELL BUILT** and attractive 4 Bedroom Ranch Style home on one acre, just two minutes from Rogersville. Pride of ownership is evident as you enter this newer subdivision--and you have enough room on this property to add a spacious shop or additional garage. Enjoy your large rear patio, which is ideal for entertaining family and friends--or just to kick back and relax as you enjoy the *rural outdoors!* A huge **PLUS** with this property is the **ROGERSVILLE SCHOOL SYSTEM!!**

**ALSO SELLING:** 2019 LS 3302 4WD tractor, equipped with large bucket and mower! This tractor is like new with only 33 hours and it has a 6 year Warranty!

Announcements made the day of Auction take precedence.