



TOP DOLLAR AUCTIONS
REAL ESTATE MARKETING

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PAID
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BOWLING GREEN, KY

AUCTION
838+/- Acres • 21 Parcels
Springfield and Branson, Missouri Area
FRI. & SAT., JULY 17 & 18
Commercial and Residential
Development Potential
Billboards on Hwy. 65

**A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID TO DETERMINE CONTRACT PRICE
TERMS & CONDITIONS**

(1). Ten Percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before August 28, 2009. (2). Possession of the property shall be given with deed. (3). Acreages for individual tracts are approximate and are for advertising purposes only. Contract price established day of auction will be adjusted accordingly (up or down) according to actual new survey to be completed at time of closing. All properties selling in their entirety will be conveyed by legal descriptions now of record. (4). All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5). Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however, it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection. (6). **PROPERTY WILL BE OFFERED USING THE MULTI-PARCEL METHOD: SALE 1** - The property will be offered in 8 individual tracts, any combination of the 8 individual tracts, and as a total unit. Bids on the individual tracts, any combinations of the 8 individual tracts and the total property may and will compete. The property will be sold in the manner resulting in the highest total sales price. **SALE 2** - The property will be offered in 8 individual tracts, any combination of the 8 individual tracts, and as a total unit. Bids on the individual tracts, any combinations of the 8 individual tracts and the total property may and will compete. The property will be sold in the manner resulting in the highest total sales price. **SALE 3** - The property will be offered in 6 individual tracts, any combination of the 6 individual tracts, and as a total unit. Bids on the individual tracts, any combinations of the 6 individual tracts and the total property may and will compete. The property will be sold in the manner resulting in the highest total sales price.

Three Dynamic Land Auctions

FRIDAY & SATURDAY, JULY 17TH & 18TH
Springfield-Branson, Missouri Area - 838+/- Acres - 21 Parcels

Exceptional 517 Acre Commercial and Residential Development Property

- This fabulous 517 acres is one of the best remaining commercial and residential development properties in the region.
- Strategically located on Hwy. 65 at the EE exit, this property is only 17 miles south of Springfield and 21 miles north of Branson (the next exit south of the new Wal-Mart development at Ozark).
- Excellent topography for development with 1.3 miles of frontage on Hwy. 65 and excellent visibility.
- Fully fenced and crossed fenced with numerous improvements, buildings and lakes.

Buy one parcel or any combination of parcels up to the entire 517 acres being offered in multi-par.

Real estate has proven to be one of the soundest of all investments and will continue to be for years to come.

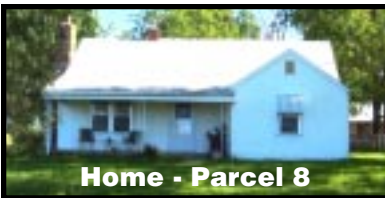
This beautiful and strategically located 517 acre property between Springfield and Branson will be a "Sure Bet" in one of the regions fast growing areas.

Our "hats are off" to those of you recognizing investment opportunities such as this one.

See you Sale Day!!



Home - Parcel 7



Home - Parcel 8



Sale Barn - Parcel 3



Lake - Parcel 5

JOE B. HOUCHEMS • CHARLIE HILL • JOE B. HOUCHEMS II

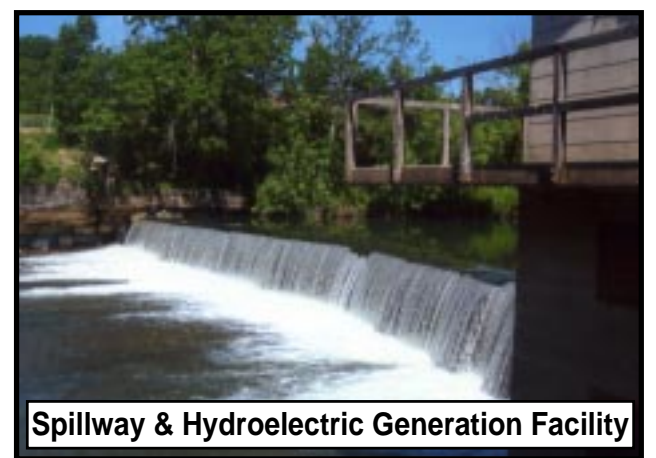
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Parcel 4 Has Several Revenue Generating Billboards - Good Investment Property



FRIDAY, JULY 17TH • 4:00 P.M.



Spillway & Hydroelectric Generation Facility



Long Road Frontage

Historic Riverdale

- A rare opportunity located in one of Christian County's most sought after areas. This part of the county is especially rich in history and natural beauty and is conveniently located to major interstates and highways. The property is only a short 10 miles south of Springfield and 20 minutes to Branson.
- Located in the prestigious Nixa School District (3 miles south of Nixa).
- All parcels have excellent road frontage.
- Most parcels have Finley River frontage.
- Beautiful rolling hills and topography that compliments development strategies.
- Ideal for development or a private estate for your dream home.
- Parcel #1 also includes the concrete dam and hydroelectric generation facility. Endless possibilities for producing your own power or creating a "green development" and taking advantage of potential special tax incentives.
- **Buy one parcel or any combination of parcels up to the entire 264 acres. Being offered in multi-par.**
- **Don't miss this auction!!!!**

Sale 3 - 57 Acres - 6 Parcels

SATURDAY, JULY 18TH • 10:00 A.M.

DIRECTIONS - From Branson, Missouri take State Highway 76 West twenty-three miles to Wilderness Estates. From Springfield, Missouri take 160 South to State Highway 76. Turn right, west, 14 miles to Wilderness Estates.



Ideal for a Weekend Retreat Home or Permanent Home in the Tri-Lakes Area.

Selling on Site

Wilderness Estate Subdivision (A Subdivision in Barry County, Missouri)



These parcels are located approximately 5 miles west of Cape Fair State Marina or to the Bridgeport Public Boat Launch on Table Rock Lake. Three of the parcels (#1, #6, & #7) border the Mark Twain National Forest. All parcels do have private deeded access to the National Forest. There are 19,000 acres in Cassville Ranger district of the Mark Twain National Forest, which also contains Piney Creek Wilderness Area which is an 8,142 acre parcel. Ridgetops rising more than 400 feet above the hollows and streams dissect the area. Piney Creek, with its numerous small springs, is the principal stream. The entire five-mile-long watershed lies within the Wilderness. It empties into the James River arm of Table Rock Reservoir near the eastern edge of the area. Wildlife here is the variety typical of the Missouri Ozarks. The white-tailed deer, gray squirrel, and raccoon are popular game animals. This area is also one of the few areas in Missouri that has a healthy wild hog population with unlimited harvest quotas. The wild turkey is the only game bird with a large population here. There are numerous species of nongame birds here, including the bald eagle, red-tailed hawk, great horned owl, turkey vulture, great blue heron, pileated woodpecker, crow, bluejay, titmouse, and various species of songbirds. Five maintained trails totaling 13.1 miles traverse the Wilderness. Portions of the trail system use old woods roads; the other trail sections are newly constructed. The parcels are only 4 miles to Cape Fair and 23 miles to Branson, Missouri. Roaring River State Trout Park is just 25 miles to the west. These parcels are located in the Tri-lakes area (Table Rock, Taneycomo, and Bull Shoals Lakes).

