

LAND AUCTION

7.94 AC± | 1 TRACT | CHRISTIAN CO, MO



ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/18/26 **BIDDING ENDS AT:** 3 PM CT

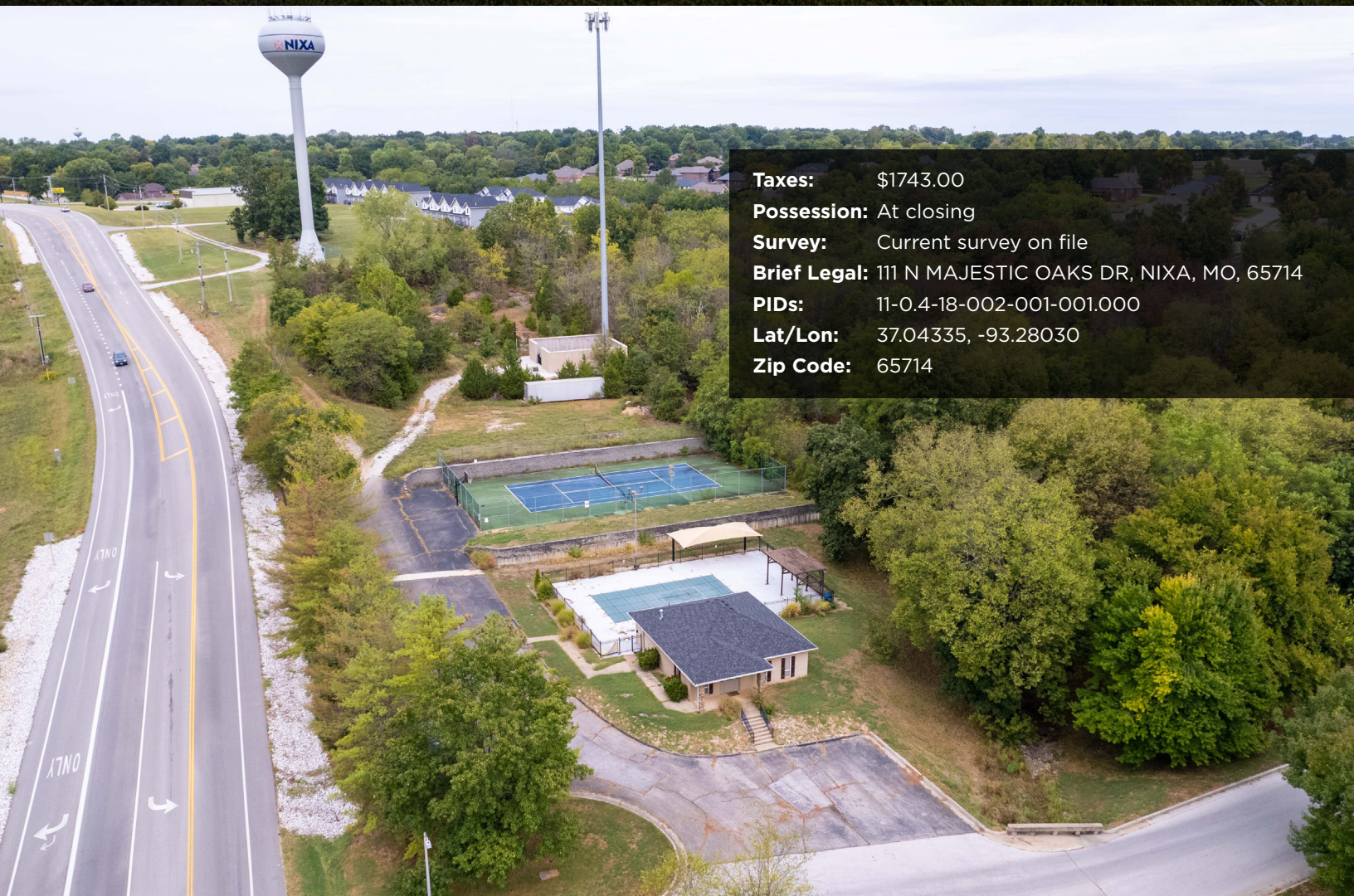
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7.94± acre commercial tract located on State Highway 14 between Nixa and Ozark MO, with 570' of frontage just east of the Nixa water tower. This route typically exceeds 15,000 vehicles per day. Formerly the clubhouse for 14 Park Place, the infrastructure includes a brick building, an in-ground swimming pool, and a tennis court. The building has an approximate 27x30 main room with a kitchenette, 13x15 office space, and two restrooms. City utilities service the property.

Elementary School: NX Century/Summit

High School: Nixa

Middle School: Nixa



Taxes: \$1743.00

Possession: At closing

Survey: Current survey on file

Brief Legal: 111 N MAJESTIC OAKS DR, NIXA, MO, 65714

PIDs: 11-0.4-18-002-001-001.000

Lat/Lon: 37.04335, -93.28030

Zip Code: 65714

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
UTECHT LAND TEAM: 417.234.7654 | mike.harris@whitetailproperties.com

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brian W. Utecht, MO Land Specialist for Whitetail Properties Real Estate, LLC 417.766.5595 | Cody Lowderman, MO Auctioneer License, 11037



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