



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

LAKE NEHAI – ONLINE ONLY AUCTION

1010 Chateau Lane -Lake Nehai, Keyetsville, Mo 65261

Chariton County



CONTACT:



BRIAN DAVIS

Sales

660-413-2582

bdavis@missourilandandfarm.com

CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



**LAKE NEHAI - ONLINE AUCTION
PREMIER LAKE FRONT RESIDENCE
1010 CHATEAU LANE
Keytesville, MO 65261**

AUCTION DETAILS:

OPEN HOUSE: JUNE 14, 2025 - 10 am to 12 pm
OPEN HOUSE: JUNE 28, 2025 - 10 am to 12 pm
BIDDING OPENS: Jun 26th, 2025 @ 8:00 AM
BIDDING CLOSES: July 3rd, 2025 @ 6:00 PM

ONLINE ONLY AUCTION – SOFT CLOSE FORMAT

(A bid in the last 5 minutes extends bidding for both tracts by 5 minutes.)

AUCTIONEER'S NOTE:

Discover a unique opportunity to own one of Lake Nehai's most coveted waterfront properties. This **3-bedroom, 2-bath lakefront home** offers stunning panoramic views from a **prime point lot boasting over 400 feet of shoreline**, reinforced with durable **concrete seawall** for long-term protection.

Enjoy effortless lake living with a **spacious 2-well boat dock**, complete with a **jet ski lift and swim platform**—perfect for hosting family and friends or enjoying quiet mornings on the water.

The property welcomes you through a **private gated entrance**, leading to a **paver circle drive** surrounded by mature landscaping. Multiple **lakeside decks** offer spectacular views and ideal spaces for entertaining, relaxing, or watching sunsets over the water.

Bonus Guest House: A charming **1-bedroom, 1-bath guest cottage** sits just above the shoreline on a full walkout basement featuring its own private deck and **unobstructed lake views**—ideal for extended family, and friends.

What truly sets this property apart is the **rare, expansive level yard**—a true gem at the lake—providing ample space for outdoor activities, gatherings, or future expansion.

For property tours or more information, call or text Brian Davis 660-413-2582.

AUCTION FORMAT & TERMS

- No Buyer's Premium

- 10% down payment required within 24 hours of auction close (unless other arrangements are made).
- **Closing:** On or before **August 7, 2025** at Harvest and Home Title (unless prior arrangements have been made).

Bidders are responsible for ensuring financing is in place **prior to bidding**.

- Internet bidding assistance is available—please contact us if you need help.
- **Statements** made up to and including auction day take precedence over all printed material
- **JUMP BIDS** are enabled to where you can enter a bid above the next interval.
- **PUSH BIDS** will force **MAX BIDS** to next interval; however earliest **MAX BIDS** take precedence in a tie.
- **SOFT CLOSE:** Any bid in the last 5 min will extend both tracts for an additional 5 min until all bidding has ceased.
- Property sells as is - where is and **subject to seller's approval**.

- **DISCLAIMER:**

Prospective buyers are encouraged to personally inspect the property **prior to placing any bids**. This property is being sold **AS IS**, with **no warranties or guarantees**, and **without any personal contents**.

Please note that **Foundation Recovery** has performed work on the foundation; however, **Missouri Land and Farm LLC** has **not conducted any independent inspections, nor reviewed any inspection or repair reports**. Missouri Land and Farm LLC makes **no representations or warranties, express or implied**, regarding the condition of the property, including but not limited to its structural integrity, systems, or habitability.

Buyers assume all responsibility for conducting their own due diligence prior to purchase.

CONTACT INFORMATION

Missouri Land and Farm LLC, Auctions
Brian Davis, Sales: 660-413-2582
Jeff Quinn, Broker: 660-734-3925