



Lake Ozark Fire Protection District

1767 Bagnell Dam Blvd. Lake Ozark, Missouri 65049

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May 29, 2019

The Lake Ozark Fire Protection District has declared surplus certain real property off of Yonkers Court in Camden County, Missouri, more specifically described as follows:

Lot No. Six Hundred Seventy-Three (673) in "Cornett Cove No. 4" all as shown on the Plat of said subdivision, filed for record in Plat Book 14, pages 93-93 in the Recorder's Office of Camden County, Missouri.

The lot is subject to an annual assessment from the applicable property owners association and may be subject to a tap-on fee and an annual assessment by the applicable water district. Minimum bid for the lot is \$1,000. The District will execute a quit claim deed transferring ownership of the lot to the successful bidder. The successful bidder is required to cover all closing costs, including, but not limited to preparation and recording of the deed.

The lot is being sold "as is", with no express or implied warranties whatsoever concerning the lot's quality or condition. The Fire District shall have no liability whatsoever for any deficiencies in the real property, whether now known or hereafter discovered, and, in submitting a bid, each bidder fully and completely releases the Fire District of and from any and all claims, known or unknown, concerning or relating to the condition and/or quality of the above described real property, including any and all improvements therein or thereon.

All sealed bids must be turned into the district office, located at 1767 Bagnell Dam Boulevard, Lake Ozark, MO 65049, no later than 12:00 p.m. on June 7, 2019. If you have any questions, please contact the district office at 573-365-3380