



# ABSOLUTE REAL ESTATE AUCTION



**25424 BLUE WATERS ROAD, VERSAILLES, MO ~ 2 BEDROOM HOME ON THE LAKE**

In order to settle our mother's estate, we will offer the following described real estate at public auction located: From the Junction of Highways 5 & TT (Between Versailles & Laurie), take TT northeast 1.6 miles to Anchorage Road. Turn right (southeast) on Anchorage Road and continue 1 mile to Blue Waters Road. Turn right (south) on Blue Waters Road and go 1.7 miles to the property on the right. Watch for the orange sale signs:

## THURSDAY MAY 21ST 2026 6PM



### 2 BEDROOM LAKE HOME

This 2 bedroom, 1 bathroom home sits on a 50' x 150' lot right on the Lake of the Ozarks (mile marker 10) near Gravois Mills. In addition to the bedrooms, the home offers an eat-in kitchen, a laundry/utility room, and a 1-car attached garage. The home is cooled by a couple of window A/C units, and is heated with a wall-mount LP radiant heater. It is serviced by a well & septic, and has a metal roof. The home has had some remodeling over the years including the kitchen (cabinets, countertops) in 2021, new flooring throughout in 2020, and the bathroom was redone in 2019. The property will come with the small storage shed (that houses the well head) in the front yard. The property is in the Morgan County R-2 (Versailles) School District.

**OPEN HOUSE: FRIDAY, MAY 15<sup>TH</sup>, 6-7 PM**

**AUCTIONEER'S NOTE:** While this home certainly isn't spacious, it is more than serviceable... and in a nice lake community. It has a nice sea wall, with great access to the Lake of the Ozarks! You won't want to miss your opportunity to see this property and all it has to offer firsthand. Join us for the open house Friday, May 15<sup>th</sup>, where we can address any questions you may have about the property or the auction process! Have your finances in order, as the property will sell to the high bidder with NO RESERVE!



**TERMS:** The property will sell ABSOLUTE to the high bidder with court approval! We will require \$15,000 down the day of the auction, with the balance due at closing to be held on or before Wednesday, June 24th, 2026. Seller will provide owner's title policy; buyer is responsible for any lender's title insurance. Taxes prorated at closing; closing fee at the title company will be split 50/50.

**Owner: The Estate of Juanita Raper**

**WWW.AUCTIONARROWS.COM**

**For more pictures**

**AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE L.L.C.**

(660) 620-2569 Cell (660) 347-5656 Office [dickhutchisonauctionre@gmail.com](mailto:dickhutchisonauctionre@gmail.com)  
Toby Brown (660) 473-6008 ~ Chance Hutchison (660) 620-2572 ~ Steve Dubbert (573) 338-2060

As always, No buyer's premium or fees...  
What you bid is what you

Not responsible for accidents. Statements made day of sale take precedent over all printed material. The Auctioneer and owner deem all above information to be reliable but make no guarantees either stated or implied.