

ABSOLUTE REAL ESTATE AUCTION

SATURDAY, MAY 30, 2026 • 10:00 am

Visit www.auctionarrows.com for more information.

36824 HWY CC, LATHAM, MO

From Versailles: Take Hwy 52 east to Hwy 5, then 8 miles north to State Hwy HH. Right on HH, then 3.4 miles to Rt. E to State Hwy CC then 5.3 miles to sale site on the right.
From California, MO: Travel south on Hwy 87 for 3 miles then right on State Hwy F, going 8 miles to Rte E. Turn left on E, then 1 mile to Hwy CC. Turn left and go .2 mile to sale site on the right.



4,300 Sq Ft Building on 3.98 acres, large commercial kitchen, two restrooms, nursery room, open foyer, storage rooms, mechanical room and open large reception area.

Building has served as a community center for the past several years. The property has always been well kept and cared for. It has been great for large gatherings and events. The building has had updated windows and metal roof; has central AC and forced air gas furnace. There is 400-Amp electric service, well approx 230' deep with fenced lagoon. The property lays nice with good highway frontage and an ample parking lot to accommodate a large group or special event.

TERMS: The property will sell ABSOLUTE to the highest bidder with no reserve! Earnest money deposit will be \$25,000 down payable day of auction. Balance will be due at closing to be held at Missouri Abstract & Title Co. on or before June 30, 2026. Seller to provide owners policy. Buyer is responsible for lenders title insurance. Taxes will be prorated to closing date. Closing fees from title company will be split between the buyer and seller.



AUCTIONEER'S NOTE: Beautiful Building & Property - This building has multiple options could be used as and event center, church, meeting or office building, commercial business, or easily converted into a home or multiple family units. Property will sell to highest bidder with no reserve so have your financing in order day of sale. Contact the auctioneer for preview of the property. ~ Tony



Owner: Pleasant Hill Community Center LLC

TONY STEPHENS AUCTIONEER & REAL ESTATE



Tony Stephens
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Not responsible for accidents. TERMS: Cash or Check with Proper I.D. • All statements made date of sale take precedence over printed material.