



KAIMANN

AUCTIONS & REAL ESTATE



CHARLIE

COMMERCIAL REAL ESTATE AUCTION

FRIDAY, SEPTEMBER 23, 2011

Beginning at 5:00 P.M.

Location: Lot #1, Market Place Dr., Troy, MO 63379

DIRECTIONS: From Wentzville, go NORTH on Hwy. 61 to Troy, MO. Take Hwy. 47 Exit, make LEFT or go west on Hwy. 47 to RIGHT on North Lincoln Dr. Go one block to LEFT on Market Place Dr. to property on RIGHT. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.**



COMMERCIAL REAL ESTATE TO BE SOLD AT 5:00 P.M.



REAL ESTATE

A tract of land lying in part of U.S. Survey #1805, T49 North, Range 1 West in the City of Troy, Lincoln County, MO. Said tract also being that land in Lots #1 & #3 as shown on a preliminary plat of subdivision of Market Place Addition dated September 27, 2004 by Martin T. Wasson, Professional Land Surveyor #2003013183 – Missouri.

PROPERTY TO BE OFFERED IN 3 TRACTS: Tract #1, Tract #2, and Tract #3 which is the combination of tracts 1 & 2.

Tract #1

Approximately 2 acres m/l as per plat. Tract features concrete street and curb frontage of 350 ft. Lot is zoned C-3 with city water and city sewer on site. Tract is truck accessible for loading docks.

Tract #2

Approximately 1.19 acres m/l as per plat. Tract #2 lays just east of Tract #1 featuring the same zoning and utilities with approximately 130 ft. of street frontage.

Tract #3

Tract #3 will be the total of Tracts #1 & #2 being 3.19 acres m/l in the city limits of Troy being zoned C-3 with city utilities, concrete curbs and street with a total street frontage of approximately 480 ft. Property



INVESTORS...HERE IT IS.... Three Acres m/l in the hottest part of Troy with all the extras. Neighbors to the property include Tractor Supply Co, O'Reilly Auto Parts, Troy Professional Building-Mennemeyer Orthodontics, Coose Title and Peoples Bank & Trust Co., and guess what...this property is located right in the middle of them. Property features 3.19 acres m/l, concrete streets, city utilities and truck access... graded and ready to build on. I just don't know how it could be any better. If you are wanting a great business location or just wanting to invest, please take a look...you won't be disappointed! Thank You, *Charlie*

OWNER: HILLTOP INVESTMENTS, LLC

OPEN HOUSE: TUESDAY, SEPTEMBER 13, 2011 FROM 4:00 TO 6:00 P.M. OR BY APPOINTMENT.

For more information or to view the property prior to sale, contact Charlie at:

Office: 636-462-SALE (7253), or Direct Line: 636-236-0043.

TERMS: 10% DOWN DAY OF SALE WITH THE BALANCE OF CASH ON OR BEFORE 30 DAYS AFTER SALE WITH POSSESSION AT CLOSING.

ALL ITEMS STAND SOLD AS IS, WHERE IS. TERMS: CASH OR GOOD CHECK WITH CURRENT PHOTO ID; OUT OF STATE CHECKS MUST INCLUDE A BANK LETTER OF CREDIT. OWNER AND AUCTION PERSONNEL NOT RESPONSIBLE FOR ACCIDENTS OR THEFT. ALL ANNOUNCEMENTS MADE DAY OF SALE SUPERCEDE ANY ADVERTISING. ALL BUYERS WILL BE PHOTOGRAPHED.



CHARLIE KAIMANN - AUCTIONEER/BROKER OWNER
OFFICE - 636-462-SALE (7253)

For full listing go to: www.callkaimann.com