



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE AUCTION

Due to health reasons and no longer being able to take care of a household, I will sell all the following to the highest bidder at public auction on:

SATURDAY, OCTOBER 22, 2011

Beginning at 10:30 A.M.

Location: 1217 Marigold Court, Troy, MO 63379

DIRECTIONS: From Hwy. 61 & 47 at Troy, MO, take Hwy. 47 west 2 miles to LEFT on Hwy. J. Go 1 1/2 miles to LEFT on Oak Forest Dr. to RIGHT on Marigold Ct. to home on RIGHT. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.

ABSOLUTE REAL ESTATE - TO BE SOLD AT 12 NOON



All of Lot 17 of Oak Forest Plat #3 as recorded in Plat Book 11, Page 158A in Section 35, T-49N, R-1W, City of Troy, Mo., Lincoln County. Exact legal to govern.

Improvements include an approximately 13 year old, 3 bedroom, 2 full bath home with kitchen-dining room combination that flows into a large living room, creating a very nice open floor plan. Home features many extras. For a start, a beautiful gas fireplace in the living room, an entrance foyer and a main floor laundry. Home has a full basement with rough-in for bath, and a 2-car attached garage with concrete drive. City utilities include sewer, water and natural gas and property has concrete street access. Exterior of home is a combination of brick and vinyl siding and shingle roof. Home has a sun porch overlooking a large backyard with mature trees. Yard is beautifully landscaped with the best of taste.

If you are wanting to move to town or looking for a great investment, look no further. This home is move in ready. Home is neat and clean and has new flooring throughout. Come take a look and you will like what you see!

OPEN HOUSE (ON REAL ESTATE ONLY) Wednesday, October 4, 2011, 4:00-7:00 p.m.

For more information or to view the property prior to the sale, contact us 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.

HOUSEHOLD & MISCELLANEOUS

- Dining room table & 6 chairs
- Walnut china cabinet
- Walnut bedroom set complete, queen bed, dresser & chest, very nice
- Leather couch & chair set, dark green, very nice
- Oak bedroom set complete
- Free standing gas fireplace
- Whirlpool side by side S/S refrigerator/freezer w/water & ice dispenser
- Kitchen cart
- Lot pictures and frames
- Center island w/2 bar stools
- Oasis ESB tanning bed
- Upright freezer
- Small desk
- Recliner
- Wrought iron bakers' rack
- Ornate china lamp
- Assorted lamps
- Assorted wall mirror
- Filing cabinets
- Washer & dryer, electric
- Natural gas cook stove
- Lot plastic storage bins
- Lot pots and pans
- Lot dishes and glasses
- Treadmill
- Large birdcage and stand
- Lot quilts and blankets
- Drop leaf, gate legged table
- Small 4 drawer table
- 4 Matching wooden chairs
- Coffee table
- Wrought iron table & 2 chairs
- Roll-away bed
- Double bed, complete
- Large mantel clock
- Lot silverware
- 2 Canister sets
- Lot kitchen utensils
- Lot dish towels
- Lot bath towels
- Lot Tupperware
- Lot kitchen appliances
- TV
- Lot hair dryers & bath accessories
- Wheel chairs
- Lot Christmas yard decorations



TOOLS & MISCELLANEOUS

- 2 Wheel cart
- Step ladders
- Assorted hand tools
- Shop vac
- Lot hose and hose reel
- Assorted yard tools
- Assorted end wrenches
- 3 Metal storage cabinets
- Asst. gas cans
- Lot hardware
- Sprayer
- Lot extension cords
- Battery charger
- Crescent wrenches
- Lot screws
- Lot trimmers
- Propane 20 lb. tank

GLASSWARE & COLLECTIBLES

- Large pressed glass vase
- Set China, service for 8
- Assorted tea pots
- Glass baskets
- Assorted knick-knacks
- Assorted books
- Lot Christmas decorations



VAN - TO BE SOLD AT 11:45 A.M.



VAN

2006 Town & Country
W.P. Chrysler
Signature Series
Touring Van,
17,225 actual miles,
one owner, very nice

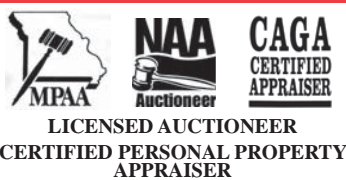


AUCTIONEER'S NOTE:

Here is a line of personal property, a very nice, low mileage van, like new, and a great home all to be sold because of health reasons. Beulah liked nice things and liked to keep them that way. See you at the sale. Thank You, *Charlie*

**OWNER: BEULAH CARTER
(CHARLES STANEK, POA)**

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



AUCTIONEER - CHARLIE KAIMANN & ASSOCIATES
OFFICE - 636-462-SALE (7253)

For full listing go to: www.callkaimann.com