



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ESTATE AUCTION - REAL ESTATE & PERSONAL PROPERTY

In order to settle the Estate of the Late John W. Hodge, I will sell all the following on:

SATURDAY, APRIL 28, 2012

Beginning at 10:00 A.M.

Location: 3309 W. Adams St., St. Charles, MO

DIRECTIONS: From Wentzville, MO go east on I-70 to east on Hwy. 370 to Elm St. Exit #5, make right on Elm St., go 1/2 mile to left on Old Elm St. to right on Elm Pointe to right on W. Adams St., go 1/2 mile to 3309 on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

REAL ESTATE - TO BE OFFERED AT 2:00 P.M.



All of Country Side AC Addition Lot 36, city of St. Charles, MO, being 327' x 100' along with a 2400 m/l sq. ft. home with 2-car garage. Exact legal to govern.

This full brick custom built ranch home has many extras to offer. The main level consists of 3 bedrooms w/ possible 4th, 2 full baths, large eat-in kitchen, living room/dining room combo, large family room with fireplace, craft room and entrance foyer. Kitchen has recent updates of beautiful oak cabinets, dishwasher, cook stove and refrigerator that will stay with real estate. Kitchen and family room roll together creating an open floor plan overlooking the fireplace and entrance out to a beautiful covered deck. The large formal living room/dining room combo just off the kitchen sets the stage for those large family dinners or evening guests. The master bedroom has a full bath and walk-in closet. The 12'x24' craft room just off the garage has vinyl flooring and extra electric. John used this room as a wood shop/craft area. The lower level is a full finished walkout basement with kitchen area, laundry area, full bath with walk-in sauna, large rec area, separate office and 2 large storage rooms. Home is heated and cooled by a natural gas FA furnace updated in 2006, and has a natural gas water heater updated in 2010. Home is basically maintenance free and in very good repair. The walkout basement opens into a beautiful large backyard with shade trees and garden spot.

Due to the federal Lead Based Paint Hazard Reduction Act, any inspections for lead based paint hazards, on homes built prior to 1978, must be completed 10 days prior to auction. Buyers will be given an EPA approved lead hazard pamphlet and will be required to sign a Lead Based Paint/Paint Hazards Disclosure-Acknowledgment provided by Seller.

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

OPEN HOUSES (ON REAL ESTATE ONLY)

FRIDAY, MARCH 30, 2012 FROM 4:00 TO 6:00 P.M. AND FRIDAY, APRIL 13, 2012 FROM 4:00 TO 6:00 P.M.

For more information or to view the property prior to the auction, contact us at:

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

ANTIQUES & COLLECTIBLES

- Walnut case grandfather clock
- Oak 4 door china cabinet
- Jenny Lind single bed complete
- Assorted handmade end tables & lamp table, made by John
- Crock cream pitcher
- China lemonade pitcher
- Rocking chair
- Doll baby buggy
- Flat top trunk
- Round top lamp table
- Assorted 1950 records, players & radio
- Large lot 33 & 45 records
- Lot costume jewelry
- Lot watches
- Sapphire ring
- Lot African wall hangings & carvings
- Lot pocket knives
- Assorted quilts
- Lot glass collectibles



HOUSEHOLD & MISCELLANEOUS

- Formal dining room table & 6 cane back chairs
- Kitchen table & 4 chairs
- GE refrigerator
- Sony 36" flat screen TV w/cabinet
- Maytag washer and electric dryer (like new)
- Sony 24" flat screen TV
- 3 Recliners
- 3 Overstuffed couches
- 1 Loveseat hide-a-bed
- Set brass single beds, complete
- 2 Wooden dressers
- Lot wall hangings and picture frames
- Lot folding tables & chairs
- Assorted arm chairs
- Lot lamps & floor lamps
- Lot utensils
- Lot pots, pans & dishes



GUNS - TO BE SOLD AT 1:00 P.M.

- S & W M&P-9 9mm, 4 1/4" barrel • S & W Airweight 442-2 38 spec.
- Ruger LC9 9mm w/ holster • S & W 38 spec. 6 shot revolver
- Mossberg Mod 500 12 ga. w/ pistol grip
- WW II army uniform, coat, footlocker & misc.

ALL OUT OF STATE GUN BUYERS MUST PRESENT CURRENT FFL LICENSE IN ORDER TO PURCHASE FIREARMS

- CAR & TRUCK -

TO BE SOLD AT APPROXIMATELY 1:00 P.M.



CAR - 2007 SEL V6 FORD FUSION

Full power & air, leather seats, 4-door, one owner, bought new, 8,9XX actual miles, same as new!



TRUCK - 2010 FORD RANGER XLT

Full power, automatic transmission, 2.3 liter motor, bought new, 2,XXX actual miles, a beautiful red in color, same as new!

WOODWORKING TOOLS

- U.S. general air compressor
- Delta side-kick table saw in table
- Sears 10" table saw w/extensions
- 2 Craftsman plunge routers
- Craftsman bench grinder
- Delta jointer planer
- Craftsman wall mount vac
- Delta 10" band saw w/stand
- Boss oscillating sander
- Delta 1" belt sander
- Craftsman drill press
- Disc sander
- Bench vises
- Lot levels
- Lot router bits
- 4 Assorted routers
- Lot woodworking books
- Lot wrenches & screwdrivers
- Approx. 50 wood clamps & quick grips
- Metal storage bins
- Lot wood drill bits & saw blades
- 4 sets drillbits
- Lot wood handtools
- Small air compressor
- 2 Wheel cart
- Wood stands & rollers
- Set jack stands
- Fiberglass extension ladder
- Lot new & used hardware
- Craftsman Dado blade sets
- Craftsman air compressor
- Craftsman air brad & staple guns
- Craftsman drills & sanders
- Craftsman saw-all, in case
- Craftsman power saws
- Assorted work tables & benches



OWNER: ESTATE OF THE LATE JOHN W. HODGE (PATRICIA S. SNYDER, PERSONAL REP.)

AUCTIONEER'S NOTE:

Here is a beautiful custom built home that features a woman's loving touch and usefulness of a fine home. Everything from the home to vehicles to furniture to the tools, is neat and clean and the same as new. This is truly a sale for everyone. See you at the sale! *Thank you, Charlie, Ben & Associates*

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 SUPERSEDE ANY ADVERTISING.



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

To view all sale pics or to join our e-mail list visit our website at:
www.CALLKAIMANN.COM