



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

In order to settle the estate of the late Clemence M. Illy, I will sell all the following to the highest bidder on:

FRIDAY, MAY 4, 2012
Beginning at 6:00 P.M.

Location: 18 Birch Ave., St. Peters, MO 63376 DIRECTIONS: From I-70 at St. Peters, take Mid Rivers Mall Drive (Exit 222) and go RIGHT one block to RIGHT on Suemandy Dr., go 1 mile to LEFT on Roeper Dr., go 2 blocks to LEFT on Maple St. to home on corner of Birch & Maple. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.

OPEN HOUSE ON REAL ESTATE

Friday, April 20, 2012 from 4:00 to 6:00 P.M. For more information or to view the property prior to the sale, contact us at Office: 636-462-SALE (7253), Charlie at: 636-236-0043, or go to our website at: www.CALLKAIMANN.com

ABSOLUTE REAL ESTATE - TO BE SOLD AT 6:00 P.M.



PROPERTY ADDRESS: 18 BIRCH AVE., ST. PETERS, MISSOURI 63376

All of Lot 14 East Side Addn. to St. Marys Subdivision. Improvements include a 2 bedroom home with a 1-car attached garage. House consists of 2 bedrooms, kitchen, living room and one full bath with a full basement. Home has shingle roof and vinyl siding. Home sets very nicely on 100'x150' corner lot with fenced backyard. Property has nice level yard with garden spot, utility shed and shade trees. Home is on public sewer and water and has a natural gas forced air energy efficient furnace with central air. This home has had a few updates which include roof, furnace and vinyl siding. Here is a home in a great location, close to churches, schools, shopping, medical care, and best of all in a nice quiet neighborhood. If you are in the market for a starter home or a great investment property, here is one that, with a little TLC, will fit the bill.

Lead Base Paint Hazard Reduction Act Disclosure required for properties built before 1978. Buyer acknowledges receipt of Lead Base Paint Disclosure/Acknowledgement.

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

2006 DODGE DAKOTA SLT 4X4 EXTENDED CAB

3.7L V-6, full power & air, fiberglass bed cover, 11,XXX actual miles, one owner, bought new, VIN: 1D7HW42K96S717250



TRUCK TO BE SOLD FOLLOWING REAL ESTATE

**OWNER: ESTATE OF THE LATE
CLEMENCE (CLEM) M. ILLY**

AUCTIONEER'S NOTE:

If you are in the market for a home in a nice area or a super nice low mileage pickup, here is a sale you will want to attend! See you at the sale!

Thank You, *Charlie & Ben*

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.



LICENSED AUCTIONEER
CERTIFIED PERSONAL PROPERTY
APPRAISER

**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