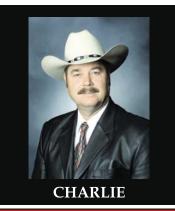


# AUCTIONS & REAL ESTATE



### **PUBLIC AUCTION**

Due to the loss of my husband, I can no longer care for a large yard and home. I will be selling all the following on:

# SATURDAY, JUNE 30, 2012 Beginning at 10:00 A.M.

Location: 535 Highway UU, Silex, MO 63377

DIRECTIONS: From Troy, MO, go north on Hwy. 61 to LEFT on Hwy. E (Silex Exit), go west on Hwy. E for 6 miles to RIGHT on Hwy. UU, go approximately 1.5 miles to property on LEFT. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.

## **REAL ESTATE - TO BE OFFERED AT 1:00 P.M.**



# Location: 535 Hwy. UU, Silex, MO 63377

5.00 Acres m/l in U.S. Survey 3326, T51N, R2W, Lincoln County, MO. Exact legal to govern. Property includes an 1850 sq. ft. 3 bedroom home consisting of large eat-in kitchen, dining room-living room combination creating a beautiful open floor plan and opening up to a 20'x16' covered deck, large master bedroom with spacious full bath, and 2 additional bedrooms with oversized closets. The main floor laundry is located just off the kitchen with easy access to an oversized 2-car garage. Home has a full walkout, partially finished basement with a 20'x16' concrete patio. Lower level finished area consists of complete kitchen, full bath and a large open entertaining area. Home also has a forced air gas, energy efficient heating system and central air, and has a gas water heater and gas cook stove on lower level. This home features many extras including light, solid oak, custom built cabinetry throughout the home. Floors are carpet and vinyl and home has ceiling fans in most every room. Home is totally maintenance free with closed in soffit and vinyl siding, and has deep well and on a septic system. The outbuilding is a 32'x34' metal pole building with concrete floor, rollup door and electric.

Here is a home you must see to really appreciate. This was Glennon & Haroldene's dream home and it always received the best of care. Everything is neat and clean and in top shape.

#### **OPEN HOUSES (FOR REAL ESTATE ONLY)**

Thursday, May 31, 2012 from 4:00-6:00 p.m. Wednesday June 13, 2012 from 4:00 to 6:00 p.m.

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

Office: 636-462-SALE (7253), or Direct Line: 636-236-0043 or go to <u>www.CALLKAIMANN.com</u>

**TERMS:** 10% down day of sale with the balance of cash on or before 30 days after sale with possession at closing.

#### **RIDING LAWN MOWERS & EQUIPMENT**

Craftsman DGT 6000 27 h.p. riding mower Craftsman GT 26 h.p. riding mower Craftsman pull type dump yard cart Craftsman yard sweep, like new Fimco pull type yard spreader

Craftsman 22" 5 h.p. push mower Craftsman 6.75 h.p. 2500 PSI pressure washer

Craftsman 5.5 h.p. garden tiller Lot shovels, hoes & rakes

Yard pump sprayer Lot garden tools & supplies









#### **SHOP & HAND TOOLS**

Sanborn portable air compressor
Craftsman 6 h.p. 33 gal. electric portable
air compressor
Craftsman roll around toolbox
Craftsman bench grinder
Jump start battery set
Battery charger
Lot hand tools
Box end wrench sets
Wooden workbench
4" Bench vise
Set end wrenches
Hydraulic jacks
Craftsman socket sets

CAMPIN

Lot screwdrivers
Lot pliers & saws
Assorted shop lights
Lot grease guns
Assorted hand saws
Lot trash cans
Assorted ladders
Lot used hardware
Set car ramps



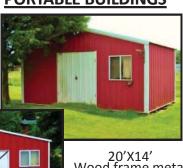
#### ANTIQUES & COLLECTIBLES

1940's Waterfall bedroom set complete, bed, chest & dressing vanity w/bench
Waterfall dining room set, table & 6 chairs, china cabinet & buffet
Kitchen cabinet w/flour bin & rollup

Oak library table w/drawer
Blanket chest
Assorted quilts & bedding
Oak treadle cabinet table
Crock pitcher
Assorted pressed glass bowls & dishes

Assorted pressed glass bowls & dishes Cast iron witch's pot 2 Wood frame arm chairs

#### PORTABLE BUILDINGS



20'X14'
Wood frame metal
storage building
16'x12'
Wood frame metal
storage building

#### **CAMPING & FISHING EQUIPMENT**

Deep Fryer Lot rods & reels
Camping stove Fishing tackle
Lawn chairs

#### **HOUSEHOLD & MISC**

Pine round top table & 6 chairs
Maple table & 4 chairs
Chest type freezer
Kenmore 19 cu. ft. refrigerator
Microwave & stand
Blue couch, loveseat & chair set

Recliner
Chest of drawers
Overstuffed couch
3 Overstuffed chairs
Coffee & lamp table set
Assorted sets of lamps
Lot kitchen utensils
What-not corner shelf
Assorted end -tables
Picnic table & benches

Assorted metal shelving



Lot pots & pans Lot baking dishes Lot tea glasses Lot wall hangings Lot silverware Lot dishes Picnic Baskets

Lot vases & baskets Lot canning supplies Lot canning jars & lids Lot Christmas decorations Assorted pots & cookers

#### **AUCTIONEER'S NOTE:**

If you are in the market for a beautiful ranch style home with that touch of country charm, here it is! This home and acreage located just out of town, close to school and with blacktop frontage will fit the bill. With 5 acres, this is a perfect place for that horse or 4-H project. Take a look and you will like what you see! Everything is neat, clean and in the best of shape! We look forward to seeing you at the sale. Thank you, *Charlie & Ben* 

OWNER: LENK FAMILY TRUST HAROLDENE LENK & THE LATE GLENNON LENK

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:

<u>www.CALLKAIMANN.com</u>