



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

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 www.CALLKAIMANN.com

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
- Wheelbarrow
- Lot garden hose
- Lot yard hand tools
- Lot gas cans



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
- 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

PORTABLE BUILDINGS



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



CAMPING & FISHING EQUIPMENT

- Deep Fryer
- Camping stove
- Lot rods & reels
- 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



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 door
- Oak library table w/drawer
- Blanket chest
- Assorted quilts & bedding
- Oak treadle cabinet table
- Crock pitcher
- Assorted pressed glass bowls & dishes
- Cast iron witch's pot
- 2 Wood frame arm chairs



- 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.



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