



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

No longer able to care for a large yard and home, I will sell the following Real Estate on

SATURDAY, AUGUST 4, 2012

Beginning at 1:00 P.M.

Location: 900 Third Street, Troy, MO 63379

Directions: From Highway 61 & 47 interchange at Troy, MO, go west on Hwy. 47 to LEFT on Main St. to LEFT on Monroe St. to LEFT on Third St. to home on RIGHT. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



ABSOLUTE REAL ESTATE

All of lots 21 & 47 as shown by the Plat of the Original Town of Troy, Lincoln County, MO

Improvements include a 1 ½ story home with a full basement. Main floor consists of approximately 1550 sq. ft. being kitchen, dining room, living room, family room, 2 bedrooms and one full bath. Second story consists of one large bedroom with closets and attic storage space. Home has a full basement with a storage room. This home is on city utilities being water, sewer and natural gas. Heating system is a natural gas FA furnace with central air. Home has a shingle roof and vinyl siding and an asphalt driveway. Other features include a large covered breezeway area and a one-car garage. This is all nestled on a large double lot being 100'x100'. Yard features beautiful landscaping around the home, large mature trees and garden spot. Backyard is fenced with chain link fencing and has drive-through gate.

This is a beautiful home in good repair with many extra features. It is a one of a kind home with that 1940's country charm at its best. Mabel had a lot of pride in her home and yard and it shows. This is a great location in the quiet part of town on a street that has just been redone.

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.



OPEN HOUSES

FRIDAY, JULY 6, 2012 FROM 4:00 - 6:00 P.M.

THURSDAY, JULY 26, 2012 FROM 4:00 - 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

OWNER: MABEL LAKE (THE LATE RAY LAKE)

AUCTIONEER'S NOTE: This is the home of the Late Ray Lake and Mabel Lake. Ray was the mayor of Troy for many years. Ray and Mabel had a world of pride in their town and their home. Mabel, being 95 years old now, can no longer care for her household and has decided it is time for someone else to enjoy this home. 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.



**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**