



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

REAL ESTATE AUCTION

Due to the loss of my wife and having to downsize, I will sell the following real estate at public auction on

SATURDAY, AUGUST 25, 2012

Beginning at 1:00 P.M.

Location: 3300 W. Adams St., St. Charles, MO 63301

Directions: From Wentzville, MO go east on I-70 to east on Hwy. 370 to Elm St. Exit #5, make RIGHT on Elm St. and 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 3300 W. Adams on LEFT. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



— REAL ESTATE —

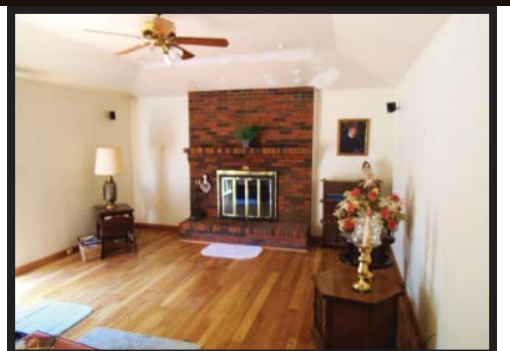
To Be Offered at 1:00 P.M.

ALL OF LOT 42 & N.W. 25' LOT 44 OF COUNTRY SIDE AC ADDN, ST. CHARLES COUNTY, MO, CITY OF ST. CHARLES, MO. TAX ID# 043750A000 Exact legal to govern.

Improvements include an 1853 m/l sq. ft. ranch style house with full walkout basement and a 2-car side entry garage. Main floor consists of 3 bedrooms, 2 full baths, formal living room, formal dining room, large kitchen & breakfast area combination and large family room with fireplace. Home features a large master bedroom with full bath. The kitchen and family room have entrances onto a large, like new deck overlooking a spacious backyard with tiered block landscaping and mature trees. Basement is a full walkout with sliding doors going out onto a large concrete patio. Finished area of lower level includes a bedroom, 1/2 bath and large laundry room. Home is on city water, city sewer and natural gas. Home has a natural gas forced air furnace and central air, and also a gas cooktop in kitchen. This house was a custom built home with many extras. This is truly a beautiful home in very good condition and repair. Here is a home with location second to none and curb appeal to go along with it.

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

WEDNESDAY, AUGUST 1, 2012 FROM 4:00 - 6:00 P.M.
WEDNESDAY, AUGUST 15, 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: GERALD (GARY) FICKEN (THE LATE PHYLLIS FICKEN)

AUCTIONEER'S NOTE: If you are in the market for a home in one of the nicest areas of St. Charles, with easy access to everything, here it is. 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