



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

In order to settle the Estate of the Late Carolyn Wermuth, we will sell all the following on

SATURDAY, OCTOBER 20, 2012

Location: 510 West College Street, Troy, MO

TO BE SOLD ABSOLUTE ONSITE AT 11:00 A.M.



DIRECTIONS: From Hwy. 61 and Hwy. 47 intersection, go West on Hwy. 47 to LEFT on Main Street to RIGHT on W. College to home on LEFT. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!



LOTS 362, 377 COLLIERS ADDN. TO COLLEGE ST. PLAT 5/43. Exact legal to govern.

Improvements include an 1160 sq. ft. 3 bedroom 1 1/2 bath home. Main level consists of a large eat-in kitchen, living room, 3 bedrooms and 1 1/2 baths. Lower level is a full walkout basement with a finished full bath. Home has a F.A. energy efficient natural gas furnace, central air, water softener and is on city water and sewer. House has a 2 car attached garage with concrete drive. This home is a full brick home with shingle roof, front porch and a deck off the back of the home overlooking 2 large lots, being a total of 90' x 193', with a large garden spot and shade trees. Home is in good repair and very well located in town close and handy to everything.

Lead Based Paint Hazard Reduction Act Disclosure required for properties built before 1978. Buyer acknowledges receipt of Lead Based 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 HOUSE: THURSDAY, SEPTEMBER 13, 2012 FROM 4:00 TO 6:00 P.M.

Location: Cuivre River Bottom, Sydnorville Rd., Troy, MO

TO BE SOLD ABSOLUTE ONSITE AT 1:00 P.M.



DIRECTIONS: From the intersection of Hwy. 61 and Hwy. 47, Troy, MO, go West on Hwy. 47 to RIGHT on Sydnorville Road, go approximately 2 miles to end of black top. Property starts on LEFT side of road. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

Real Estate consists of 47 ac. m/l being part of the West half of the Southwest Quarter of Section 14, T-49N, R1W of the Fifth Principal Meridian, Lincoln County, MO as shown on a plat by William J. Shea Jr., Lincoln County Surveyor, in Survey Record Book "U", page 49 of the Lincoln County records. Exact legal to govern.

The land consists of second bottom and low bottom farm ground. Farm has approximately 35 to 40 acres tillable and the balance in woods and creek. This is a very good multi-use piece of bottom ground featuring income and hunting property along with top soil possibilities. Property also has public water and sewer to edge of property.

Here is a piece of land that just doesn't get much better, located just at the edge of town, good tillable soil, hunting and public utilities. I know, hard to believe, but here it is! Better come take a look.

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



OPEN HOUSE: THURSDAY, SEPTEMBER 13, 2012 FROM 6:00 TO 8:00 P.M.

For more information or to view these properties prior to the sale, contact Charlie at:

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

PLEASE NOTE THAT BOTH PROPERTIES WILL BE SOLD ON LOCATION. THE HOME IN TOWN WILL BE SOLD AT 11:00 AM AND THE FARM WILL BE SOLD AT 1:00 P.M.

OWNER: THE ESTATE OF THE LATE CAROLYN WERMUTH

AUCTIONEER'S NOTE: This is a very nice clean home on 2 lots in town. Carolyn was a very particular and neat person and she kept her home that way. Also in the market for a great investment property... Here is a nice piece of ground with great potential! 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