



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ESTATE AUCTION - REAL ESTATE & PERSONAL PROPERTY

In order to settle the Estate of the Late Alma R. Clary, we will sell all the following on:

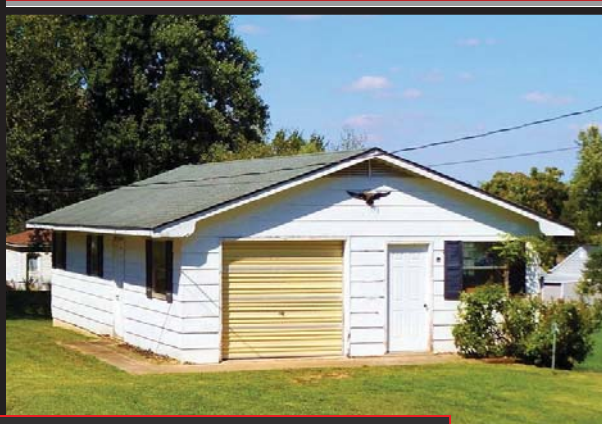
SATURDAY, OCTOBER 27, 2012

Beginning at 10:30 A.M.

Location: 203 Lewis Street, Troy MO 63379

DIRECTIONS: From Hwy. 61 and Hwy. 47 intersection in Troy, MO, go west on Hwy. 47 to left on Main Street through old town Troy to right on Lewis St. to sale on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

REAL ESTATE - TO BE SOLD AT 12:30 P.M.



OPEN HOUSE ON REAL ESTATE: THURSDAY, OCTOBER 11, 2012 FROM 4:00 - 6:00 P.M.

203 Lewis Street, Troy, MO 63379

E PT LT 395 Bonfils Addn Plat 5/43 Lewis St. being approximately 142' x 150'. Exact legal to govern.

Improvements include an 1196 sq. ft. m/l raised ranch type home consisting of large kitchen/living room combination, 3 bedrooms, 2 full baths and main floor laundry. Lower level consists of a full finished walkout basement being family room, 2 bedrooms, 1 full bath & utility room. Home has a 2-car attached garage and is on city water, city sewer and natural gas. Updates include new natural gas furnace and central air in 2010. Roof was replaced in approximately 2006 and most of the windows were replaced with vinyl insulated tip-out windows. Other improvements include a 24'x40' building used as a garage and storage area. Building has been roughed in with electric and plumbing. This is a very nice well-built home located in a very nice part of town. The Clarys built this home new in 1970 and have lived there ever since. Anyone that knew Delbert Clary knows he was a top of the line builder. So, for a home of this age, the quality of workmanship is there. If you are in the market for a very nice, affordable home in a nice area, here is one you will want to see!

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.

For more information or to view this home prior to auction, contact our office at 636-462-7253 or Charlie's Direct Line at 636-236-0043 or visit our website at www.callkaimann.com

CAR - 1997 Buick LeSabre TO BE SOLD AT 12:00 NOON

4 DOOR, FULL POWER AND AIR
54,XXX ACTUAL MILES
ONE OWNER, LIKE NEW



MOWER AND LAWN TOOLS

Snapper 48" commercial walk behind zero turn mower with 23 h.p. motor and sulky, electric start, nice mower

- Aluminum 36' extension ladder
- Trailer hitch
- Assorted hand tools
- Large electric power saw
- Fiberglass 8 ft. step ladder
- Yard ornaments & bird bath
- Small dog house
- Some men's hunting clothes



ROCK COLLECTION & MISC.

- Glass showcase 6'x18"
- Large table with drawer
- Lot geodes
- Lot agates
- Lot petrified wood
- Lot misc. rocks
- Large metal desk
- File Cabinets
- Lot Crafts

Delbert & Alma loved to collect rocks and made all types of crafts with them.



HOUSEHOLD & MISCELLANEOUS

- Maple dining room table, 6 chairs and china cabinet
- Bedroom set complete, bed with Craftmatic adjustable mattress, dresser, chest & night stand
- Dresser & chest set with double bed frame
- Rocking chairs
- Single bed and chest set complete
- 2 Small loveseat couches
- Large LazyBoy couch
- Med-Lift recliner
- Kenmore washer & electric dryer
- Assorted chairs
- Hammond electric organ
- Small TV & stand
- Rocker glider & footstool
- Chest type freezer
- Lot pictures & wall hangings
- Assorted lamp tables
- Lot assorted glassware
- Lot kitchen utensils
- Lot pots & pans
- Lot kitchen appliances
- Assorted Precious Moments figurines
- Storage cabinets
- Oil lamps
- Card table & 4 chairs
- Bookshelves
- Assorted arm chairs
- Portable air cooler
- Telephone bell
- Set wicker outdoor furniture
- Lot Christmas decorations
- 2 Oreck vacuums
- Rainbow vacuum
- Sony computer with copy machine
- Wall mirror



OWNER: ESTATE OF THE LATE ALMA CLARY

AUCTIONEER'S NOTE:

If you are in the market for a nice home with a large double lot that has extra storage area for all those play toys or that boat or motorcycle, here it is! Also, this is a nice clean one owner car that will get that better gas mileage. 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