



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

REAL ESTATE AUCTION

I will offer the following lots at public auction on

SUNDAY, NOVEMBER 4, 2012
Beginning at 12:00 Noon

Location: #26, 38 & 48 Lynx Valley Lane, Troy, MO 63379

DIRECTIONS: From Troy, MO, go North on Hwy 61 to LEFT on Hwy KK to LEFT on Davis Rd to LEFT on Penrod Rd to straight ahead on Lynx Ln to LEFT on Lynx Valley Ln, then straight ahead to property. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.



REAL ESTATE TO BE SOLD AT 12:00 NOON

All of lots #4, 5 & 6 of Lynx Valley as recorded on a plat by Fitch & Associates, dated 8-07 subject to covenants and restrictions recorded in Book 1983, Page 168, Lincoln County, MO, being a total acreage of 23.589 acres m/l

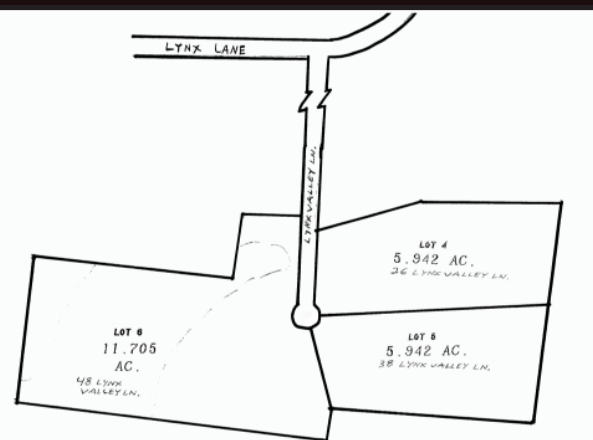
Lot #4 - 26 Lynx Valley Ln. consists of 5.942 acres m/l being mostly woods fronting on Lynx Valley Ln with 1 water hookup to community deep well.

Lot #5 - 38 Lynx Valley Ln. consists of 5.942 acres m/l being mostly woods fronting on Lynx Valley Ln cul-de-sac with 1 water hookup to community deep well.

Lot #6 - 48 Lynx Valley Ln. consists of 11.705 acres m/l being mostly open, good for crop or pasture, and laying fairly level and fronting on Lynx Valley Ln. Lot has a super building site and place for barn, horses, or 4-H project.

Lots 4, 5 & 6 consist of 23.589 acres m/l being approximately ½ open and ½ woods fronting on Lynx Valley Ln with 3 water hookups to community well.

Assessments per lot each year consist of \$200 a year for road and \$120 per year for well maintenance for water. Road agreement, well agreement and restrictions are recorded as per plat.



AUCTIONEERS NOTE: Here are 3 nice lots just north of Troy with great possibilities. Lots are lightly restricted but will be a great property for that horse or 4-H project. Great deer and turkey habitat for hunting! Please call Charlie for order of sale. Thank You, *Charlie & Ben*

OWNER: LUKE, INC.

OPEN HOUSE: FRIDAY, OCTOBER 19, 2012 FROM 4:00 TO 6:00 P.M.

For more information or to view the property prior to sale, contact our
Office: 636-462-SALE (7253), or Direct Line: 636-236-0043 or go to our website at:
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.

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.



LICENSED AUCTIONEER
CERTIFIED PERSONAL PROPERTY
APPRAISER

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