



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION

Due to the loss of my husband , I will sell the following at public auction on

## SATURDAY, MARCH 2, 2013

### Beginning at 1:00 P.M.

### Location: #2 Sunset Drive, Troy, MO 63379

Directions: At Hwy. 61 at Troy, MO, go WEST on Hwy. 47 approximately 1 ½ miles to LEFT on Ellis St. to RIGHT on W. College St. to RIGHT on Sunset Dr. to first home on RIGHT. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



### — ABSOLUTE REAL ESTATE —

To Be Sold at 1:00 P.M.

**ALL OF LOT 2A SUNSET DR BLVD PLAT 8/48 in the City of Troy, Lincoln County, MO.**

**Exact legal to govern.**

Improvements include an approximately 1305 sq. ft. home consisting of 3 bedrooms and 3 baths. Main level consists of 3 bedrooms with large closets, updated kitchen with breakfast bar and adjoining family room with masonry fireplace, large living room and 2 baths. Home has carpet throughout with vinyl in the kitchen and bathrooms. Lower level is a partially finished full walkout basement. Finished area consists of a large recreational room with a masonry fireplace. Also included is a full bath and large laundry area. Home is on city utilities being water, sewer and natural gas. Home has a natural gas forced air furnace, central air and a gas hot water heater. The 2-car side entry garage has a large storage closet and a walk through entry door. The exterior of the home is mostly brick with wood cedar siding on the back side. The home has had many updates. The kitchen was updated in the mid 1990's.

This is a very nice, well- kept home on a half-acre lot with mature trees and a garden spot. This home was built new by Ray & Sharon in the '70's. This a very nice, neat and clean home in a great location close to schools and shopping!

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 HOUSE

FRIDAY, FEBRUARY 15TH, 2013 FROM 4:00 TO 6:00 P.M.

OR BY APPOINTMENT

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](http://www.CALLKAIMANN.com)

**OWNER: SHARON DAVIS  
(THE LATE RAY O. DAVIS)**

**AUCTIONEER'S NOTE:** Ray and Sharon were very proud of their home and gave it the best of care. With it's updated kitchen and baths, and wood stained trim package & doors, this home is move in ready. If you are in the market for a nice home or an investment property, this is one you will want to see!

**See you at the sale! 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](http://www.CALLKAIMANN.com)