



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

Due to health reasons and moving to an assisted living home we will sell all the following on:

SATURDAY, MAY 4, 2013

Beginning at 10:30 A.M.

Location: 812 Hyannis Dr., St. Charles, MO 63301

DIRECTIONS: At St. Charles, Hwy 94N to LEFT on W. Clay to RIGHT on Droste Rd. to LEFT on Hyannis Dr. to sale on LEFT.
WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

ABSOLUTE REAL ESTATE - TO BE SOLD AT 1:00 P.M.



812 Hyannis Drive, St. Charles, MO 63301

ALL OF LOT 69 OLDE TOWN EST ST. CHARLES, MO. Exact legal to govern. Improvements include an approximately 1750 sq. ft. finished area split level type home with 2-car attached garage. Home consists of 3 bedrooms, living room and 1 full bath on the upper level. Lower level consists of kitchen, dining room combination family room, 1 bedroom, 1 full bath and utility room. Dining area features a walkout lower level into a screened-in patio. Home has had many updates in the last 5 years...being new F/A natural gas furnace w/central air, humidifier and air filter system. Other updates include new dishwasher hard wired in, garbage disposal, new breaker box, built-in gas grill and lower level bathroom update. Roof is a texture type shingle, approximately 10 years old. Home has a brick front with the balance of maintenance free vinyl siding and closed in soffit. This is a one owner home...the Zalabaks have lived in it since it was built in 1969. The home is in top shape and the best of repair. I don't know where you would find a neater, cleaner home. It is move in ready! For more information or to view home prior to sale, contact us at: 636-462-SALE (7253), or Charlie's direct line at 636-236-0043, or go to our website at CALLKAIMANN.com

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 (ON REAL ESTATE)

THURSDAY, APRIL 4, 2013 4:00-6:00 P.M. AND THURSDAY, APRIL 18, 2013 4:00-6:00 P.M.

For more information or to view the property prior to the auction, contact us at:

Office: 636-462-SALE (7253) or Direct Line: 636-236-0043.

GUNS AND FISHING SUPPLIES

Stevens 12 ga. Double barrel shotgun

Witte Hardware 22 single shot rifle, Francis got when he was 13...77 years ago



Stevens 12 ga. Pump shotgun

Lot rods & reels, approx. 20

Large tackle box

Lot fishing tackle

Minnnow traps & buckets

Coleman stove

Trolling motor

Lot coolers

ALL FFL RULES AND REQUIREMENTS APPLY

HOUSEHOLD & MISCELLANEOUS

Couch & arm chair set, floral
Double bed, complete
2 Kenmore air filters
3 recliners
Maytag washer & electric dryer
RCA TV & Entertainment center cabinet
Console Stereo set w/ records
Glass front china cabinet & table set
Blonde curio cabinet
Thomasville hutch
French style table & chairs
Rainbow vac
2 Upright vacs
Hoover carpet cleaner
Pressure cooker
Lot throw rugs & bedding
Pillows & comforter
Lot dishes & glassware
Lot pots & pans
Lot roasters & cookers
Lot cooking supplies & Corningware

Lot knick-knacks
Lot vases
Lot sewing supplies
Set lamps
Floor lamps
Wall mirrors
Lot pictures & wall hangings
Metal desk & racks
Lot luggage
Lot flower pots
Please note: This is a partial listing



- CAR - TO BE SOLD AT 12:00 NOON



CAR - 2001 BUICK CENTURY

2001 Buick Century car, 4-door, 47,XXX actual miles, one owner, like new!

ANTIQUES & COLLECTIBLES

Violin, bow & wooden case (Grandpa John Zalabak)
American flag, 48 stars, very nice
Double wedding ring quilt, 1940's by Mrs. Rice
Dresden pattern quilt by Mrs. Rice
Embroidered block quilt by Grandma Zalabak
Double wedding ring quilt, reversible
Walnut platform rocker
Small bookshelf
Aladdin space heater
Aladdin oil lamp, Zalabak family
Painted base oil lamp
Set dresser lamps
Cast iron witches pot and frying pans
Handmade storage cabinet
Lot quilts
Oak buffet & wardrobe
Flat top trunk
Crock jars
Gas cookstove
Standard 1904 treadle sewing machine
1917 Portable sewing machine
Wall mirror
Assorted glass dishes
Large lot Christmas decorations & village



SHOP & YARD TOOLS

Craftsman gas push snow blower
Troybilt self-propelled push mower
Yard spreader
Craftsman toolboxes
Lot hammers & screwdrivers
Socket & wrench sets
Comet radial arm saw
B & D table saw
Small sand blaster
Sears shop vac
Rubbermaid storage box
Workmate table
Power saws
Drills
12V air compressor
Aluminum extension ladder
Yard lights
Horn seeder
Large lot new & used hardware
Extension cords
Lot yard hand tools
Gas cans



OWNERS: FRANCIS & EVELYN ZALABAK

AUCTIONEER'S NOTE:

I can't say enough about this home and the condition of this property. It is a must see to believe. The home and all personal items to be sold are in the best of repair, neat and clean. The Zalabaks homesteaded in the Hawk Point area of Lincoln County and many of the family heirlooms to be sold are from Francis' parents and grandparents homestead days. Francis is 90 years old and looking forward to the sale! Again this is a very nice, neat and clean home in the best of shape, and located in a very nice, quiet part of town. 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