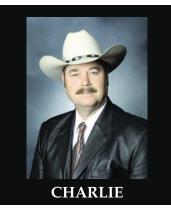


# AUCTIONS & REAL ESTATE



# **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

**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**

of Lead Base Paint Disclosure/Acknowledgement.

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
Minnow 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 space neater
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

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



#### **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.







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:

<u>www.CALLKAIMANN.com</u>