



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

Due to health reasons, I can no longer care for my home. I have decided to downsize and will sell all the following on

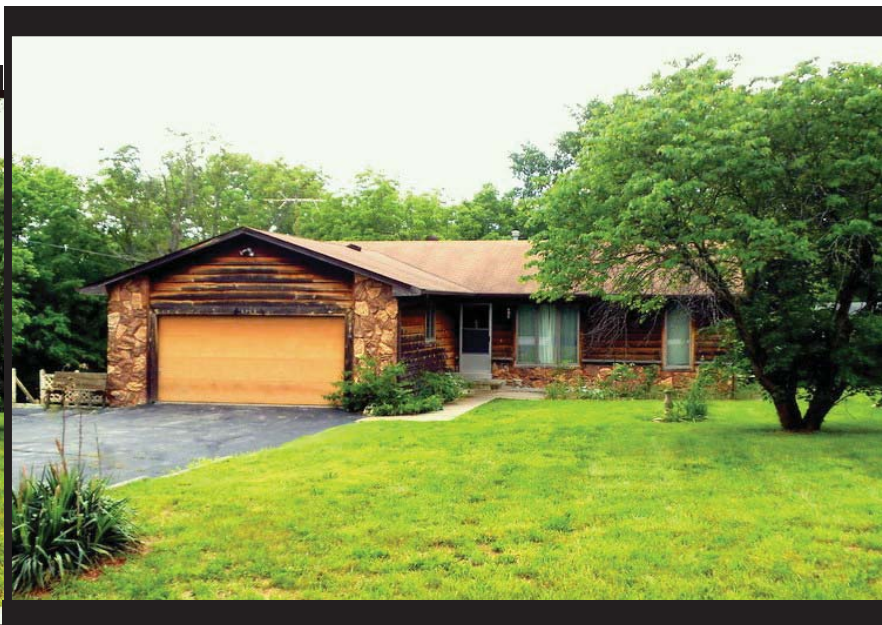
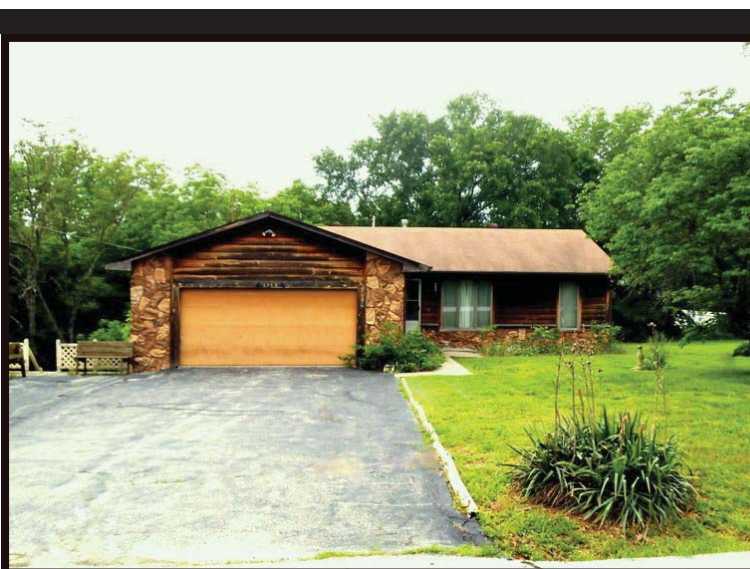
## SATURDAY, JULY 6, 2013

### Beginning at 10:30 A.M.

**Location: 1759 Grothe Rd., Wentzville, MO 63385**

Directions: From Wentzville, MO, go north on Hwy. 61 1.5 miles to Right on Grothe Rd. , go 2 tenths mile to prop on Left.

**WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



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

**200'x217' Lot being one acre m/l and being part of Survey 737. Parcel #299700D000  
Exact legal to govern.**

This is a ranch style home of approximately 1400 sq. ft. of living space along with a full walkout basement and a 2-car attached garage. Home consists of large kitchen, formal dining room, living room, 3 bedrooms and 1 1/2 baths. Home has an updated propane gas FA furnace with central air. Some of the other updates include water heater, dishwasher, cook stove, water softener and new roof, all in the last 10 years. Exterior of home is stone and vinyl with a large wrap around deck and an asphalt driveway. House is on public sewer and has a deep well. Other improvements include a 24'x14' workshop area with electric and heat. This is a very nice home with many extras. Home has 2x6 exterior walls for additional insulation value, and top of the line windows & doors. This home was built by the Beckers in 1985 and the best of materials were used.

**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 inspect home prior to auction, contact Charlie at 636-236-0043, Office at 636-462-7253, or go to website at CALLKAIMANN.com**

#### TOOLS & MISC.

- Craftsman 10" table saw
- Craftsman 14" scroll saw
- Electric drill & sander
- Wet wheel grinder
- Craftman power miter saw
- Lot pipe clamps
- Electric grinding wheel
- Lot drill bits & hole saws
- Lot concrete tools
- Lot C-clamps
- Block planes
- Lot sand paper
- Tool boxes
- Lot chains
- Hedge trimmer
- Lot rope
- Air compressor
- Shop vac
- Large lot used hardware
- Lot nails
- Extension cords
- Lot gas cans
- Metal shelving
- Shovels

- Hoes
- Rakes
- Post hole digger
- Bird houses
- 20 lb propane tanks
- Step ladder
- Push mower
- Lot sockets & end wrenches

#### GUNS

- Dougle Barrel 12 Ga. Shotgun
- 50 Cal. Black Powder kit rifle

**NOTE: ALL FFL REQUIREMENTS APPLY**

#### FISHING AND CAMPING SUPPLIES

- Folding cots
- Sleeping bags
- Camp stoves
- Fishing poles & supplies

#### HOUSEHOLD & MISC.

- Kenmore refrigerator
- Microwave
- Pine hutch
- Pine serving cart
- Upright freezer
- 2 Beds, complete
- Dining room table & 6 chairs
- 2 Overstuffed arm chairs
- Overstuffed couch
- Lot pots & pans
- Lot glassware
- Lot kitchen utensils
- Wall lamps
- Floor lamps
- Lot lamps
- Brass candle holders
- Assorted games & toys
- Lot board games
- Lot books
- Lot luggage
- Lot rugs
- Lot baskets
- Lot crafts & supplies
- Lot flower pots



#### ANTIQUES & COLLECTIBLES

- Falstaff beer light from 61 & P Becker Tavern
- Oak treadle sewing machine
- German cuckoo clock
- Crosscut saw
- Mule shears
- Draw knife & hand tools
- Bucksaw
- One man saw
- Approximately 15 assorted Asian carvings
- Lot brass collectibles
- Oil lamps



### OPEN HOUSES (FOR REAL ESTATE ONLY)

**THURSDAY, JUNE 6, 2013 FROM 4:00 - 6:00 P.M.**

**THURSDAY, JUNE 20, 2013 FROM 4:00 - 6:00 P.M.**

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

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

or go to website at: [CALLKAIMANN.com](http://CALLKAIMANN.com)

**OWNER: LAURA C. BECKER  
(THE LATE DENNIS BECKER)**

**AUCTIONEER'S NOTE:** This is a very nice piece of property and home in the Flint Hill area. If not for health reasons, it would not be for sale. If you are in the market for a home with great potential, you will want to see this one sell. 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](http://www.CALLKAIMANN.COM)**