



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION

Due to health reasons, I can no longer care for my household. I have moved to an assisted living home and will sell all the following to the highest bidder on

## SATURDAY, JUNE 29, 2013

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

### Location: 57 Old Hwy Y, Foley, MO 63347

Directions: From Winfield, MO, go North on Hwy 79 for 3 miles to Left on Hwy Y and go 2 miles to Right on Old Hwy. Y to property on Right...OR from Troy, MO, go East on Hwy 47 to Left on Hwy. W to Right on Hwy Y and go 2 miles to Left on Old Hwy Y to sale. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



### — ABSOLUTE REAL ESTATE —

**4.629 Acres M/L PT of Lot 1B Vernon Moudy S/D Plat Bk 6 Pg 70 Co Rd 641 & Hwy Y, Lincoln County, MO Exact legal to govern.**

Home consists of approximately 800 sq. ft. being kitchen, living room, 2 bedrooms and 1 full bath with a full walkout basement. This is a full brick home with a like new roof being approximately 5 years old. Home has a propane gas FA furnace and central air. Furnace and central air were replaced approximately 5 years ago. Electrical system was replaced in 2013. Outbuilding consists of an oversized 2-car unattached garage with 2 rollup doors and 1 side entry door. Garage has a shingle roof and vinyl siding. Home is on county water and has a septic system. Property fronts on a county maintained road with vinyl fencing across the front of the property. Other features include asphalt driveway to garage and home, large front yard, assorted shade trees, garden spot and a place for that horse or family pet. Property would make a great retirement home or even a great starter home. Investors...here is a property that would work as an income property.

**TERMS:** 10% DOWN DAY OF SALE WITH THE BALANCE OF CASH ON OR BEFORE 30 DAYS AFTER SALE WITH POSSESSION AT CLOSING.

**ALSO TO BE SOLD RIGHT AFTER REAL ESTATE (APPROXIMATELY 20 ITEMS)**

- |                             |  |
|-----------------------------|--|
| 24 Ft. Windmill             | Approximately 10 pieces of household furniture |
| 500 Gallon propane gas tank | Assorted Tools                                 |



### OPEN HOUSES

**THURSDAY, MAY 30, 2013 FROM 4:00 - 6:00 P.M.**  
**THURSDAY, JUNE 13, 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: ART HARUTUNIAN, JR.

**AUCTIONEER'S NOTE:** Art built this home in 1988 and is very proud of it. If not for health reasons, this property would not be for sale. This home is a one owner in very good condition. 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)