



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

The following real estate will be sold to the highest bidder at public auction on

SATURDAY, JULY 27, 2013

Beginning at 12:30 P.M.

Location: 119 Schupmann Dr., Troy, MO 63379

Directions: From Troy, MO, go West on Hwy. 47 approximately 3 miles to Left on Linns Mill Rd., go 1 ½ miles to Right on Trakside Farm Rd. to Left on Schupmann Dr. to property on Right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



— ABSOLUTE REAL ESTATE — TO BE SOLD AT 12:30 P.M. AT PROPERTY LOCATION

A tract of land situated in the NE ¼ of Section 1 T48N R2W, the NW ¼ of Section 6 T48N R1W and the SW ¼ of Section 31 T49N R1W of the Fifth Principal Meridian, Lincoln County, MO Exact legal to govern.

Farm consists of approximately 77.745 acres m/l as shown on survey and plat by William J. Shea, Jr., County Surveyor, as recorded in Survey Book B1 Page 80 of the Lincoln County records and subject to all easements as shown on survey and recorded.

Property is approximately 1/3 woods and 2/3 open with approx. 35 ac. tillable and features a lake that is approximately 6 to 7 acres with island and dock area. Home consists of a 3 bedroom 1 bath home with full walkout basement. Home has a 2-car attached garage with partially finished living space above garage. Home is approximately 1500 sq. ft. and has a forced air gas furnace and central air. Other improvements include a lake house, pole barn and a barn with hayloft.

This is a nice piece of property located just a few miles west of Troy. This is/could be a great recreational property with this beautiful 6 to 7 acre m/l lake that features the best of fishing with great deer & turkey hunting around it. Home and outbuildings are in need of some repair and updates. Property, home & outbuildings are being sold "as is"

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. POSSESSION OF TILLABLE GROUND WILL BE AFTER CROPS ARE HARVESTED.

OPEN HOUSE: THURSDAY, JUNE 27, 2013 FROM 4:00 TO 6:00 P.M. AND THURSDAY, JULY 18, 2013 FROM 4:00 TO 6:00 P.M.

For more information or to view this property prior to the auction, contact Charlie at: **Office: 636-462-SALE (7253) or Direct Line: 636-236-0043.**

Or see our website at: www.CALLKAIMANN.com

**OWNER: KENNETH H. SPLITT & LOAN T. SPLITT
BY JESSE A. GRANNEMAN, MASTER**

AUCTIONEER'S NOTE: Seldom does a property with this potential come up to be sold Absolute at Auction. Here is a property that, with a handyman's touch, could be a great place to live or a place in the country for that weekend recreation & hunting spot. **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