



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTIONS

In order to settle the Estate of the Late Carroll Watts, we will sell all the following Real Estate to the highest bidder on

SATURDAY, OCTOBER 12, 2013

LOCATION: 1200 Third Street, Troy, MO 63379

TRACT #1

TO BE SOLD AT PROPERTY LOCATION AT 11:00 A.M.



DIRECTIONS: From the intersection of Hwy. 61 & Hwy. 47 at Troy, go west on Hwy. 47 to left on Main St. to left on Monroe St. to right on Third St. to property on left.
WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

REAL ESTATE

7.78 Acres m/l out of US Survey 452 and Fractional Sections 25, 35 & 36, T49N, R1W of the 5th PM. Exact legal to govern.

This 7.78 acres m/l is located in the city limits of Troy, MO. Property fronts on Third St. with approximately 369 feet of road frontage. City water is in place with water run on property. City sewer is available as per the City of Troy rules and regulations and the City's tapping fee and charges. This is a very nice property located in a nice area with great access to highways. Property is zoned R-1 at this time. Improvements include a 20'x40' barn with stall area. Property is fenced and has a fenced lot area by the barn.

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

**OPEN HOUSE: THURSDAY, SEPTEMBER 19, 2013
FROM 4:00 - 6:00 P.M.**

LOCATION: Sugar Grove Lane, Troy, MO

TRACT #2

TO BE SOLD AT PROPERTY LOCATION AT 2:00 P.M.



DIRECTIONS: From the intersection of Hwy. 61 & Hwy. 47 at Troy, go west on Hwy. 47 two miles to left on Hwy. J, go two miles to left on Elm Tree Rd., go 6 tenths of a mile to right on Sugar Grove Rd., go 6 tenths of a mile to left on Sugar Grove Ln., go 4 tenths of a mile to property on left.
WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

REAL ESTATE

29.79 Acres m/l Section 1, T48N, R1W being part of the Northeast Quarter, Lincoln County, MO. Exact legal to govern.

This 29.79 acres m/l is now in use as pasture woods combination with approximately 24 acres in pasture and the balance in woods. Farm is fenced and crossed fenced, has deep well and electric. Farm is split into two pastures with automatic waterer serving both sides. Property features a pole type metal barn with loafing area and hay storage. Hay or storage area is 37'x30' with a 37'x12' lean-to. Fencing includes a lot area around the barn. Also, the property has a nice pond for extra water.

This property has many possibilities...pasture as now used, a great place to raise the family in the country, or a place for that new home and all those pets you have always dreamed of. Property is not restricted, as per deed. Property fronts on a private road, which is Sugar Grove Lane.

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

**OPEN HOUSE: FRIDAY, SEPTEMBER 20, 2013
FROM 4:00 - 6:00 P.M.**

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

Office: 636-462-SALE (7253) or Direct Line: 636-236-0043 or go to website at: www.CALLKAIMANN.com

OWNER: THE LATE LEROY & CARROLL WATTS

AUCTIONEER'S NOTE: Builders and investors, seldom do you have the chance to buy 7.78 acres in the city limits with access to water, sewer, gas & electric. It just doesn't get much better. Also, if you're in the market for that place in the country close to town, here it is...beautiful setting of land with places for that new home and pasture for those 4-H & FFA projects! I feel this is a property you need to see and walk over to really appreciate. 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