



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

Due to health reasons, I am moving out of state back to my family and will sell Real Estate at public auction to the highest bidder on

SATURDAY, SEPTEMBER 7, 2013

Beginning at 12:30 P.M.

OPEN HOUSE: THURSDAY, AUGUST 22, 2013 FROM 4:00 TO 6:00 P.M

Location: 218 John Street, Troy, MO 63379

Directions: From Troy at the intersection of Hwy. 61 & 47, go West on Hwy. 47 to Left on Main St. to Left on Annie St. to Left on John Street to home on Right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



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

All of Lot 33 of "Kuhne Heights Northeast Addition" in the city of Troy, Missouri according to the Plat thereof, recorded in the Recorder's Office of Lincoln County, MO in Plat Book 6 at Page 75. Exact legal to govern.

Improvements include an approximately 1400 sq. ft. home consisting of 2 bedrooms, 2 baths, living room, large kitchen opening up to a large family room, and a main floor laundry room. Home has a partial basement and a carport. Exterior of home features a brick and frame structure with a shingle roof and large carport/patio combination that opens up to a fenced back yard. Home is on city water and sewer and has a natural gas forced air, updated furnace and central air, and is conveniently located in town with easy access to everything. This would be a great starter home or investment property. If you are in the market for a nice house in town, here is one you won't want to miss seeing sell.

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.

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: SOPHRONIA MICHIE

AUCTIONEER'S NOTE: Investors or home buyers, here is a home that would be a great place to live, or produce good return on your money. The family room and bath addition on this house really makes it a spacious home. 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