



KAIMANN

AUCTIONS & REAL ESTATE



CHARLIE

REAL ESTATE & PERSONAL PROPERTY AUCTION

In order to settle the Estate of the late Carroll Watts, we will sell all the following on:

SATURDAY, OCTOBER 19, 2013

Beginning at 10:00 A.M.

Location: #3 Sunset Drive, Troy, MO 63379

DIRECTIONS: From Hwy. 61 & Hwy. 47 Exit at Troy, go west on Hwy. 47 to left on Ellis St. to right on College St. to right on Sunset Dr. to home on left. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

REAL ESTATE - TO BE SOLD AT 1:00 P.M.



Lt. 3 Sunset Dr. Subd. T49N, R1W, Survey 375, Plat 8/48 Exact legal to govern.

Home consists of approximately 2235 sq. ft. of main floor living space...this square footage being a large kitchen with U-shaped counter top and cabinetry. Combination kitchen and family room has a large masonry fireplace creating a wonderful open floor plan. Breakfast area overlooks a 30x18 concrete patio which opens up to a beautiful private back yard. Home has a formal dining room and living room with foyer area, creating a great entertaining area. Home has large master bedroom with walk-in closet & master bath combination. Main floor also includes 2 additional bedrooms and a large main bath. Home has a full partially finished basement with large brick front fireplace and a full bath. Spacious 2-car garage includes service door and storage area. Home is on city water and sewer and has a natural gas forced air energy efficient furnace and central air. This is a full brick home with shingle roof and large front & back yard with beautiful mature trees and landscaping.

This is one of the nicest 40 year old homes in the City of Troy. Here is a home with country charm and all the extras located in a great neighborhood with a peaceful, quiet back yard...country living with town conveniences. 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 POSSESSION WILL BE TRANSFERRED AT CLOSING.

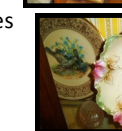
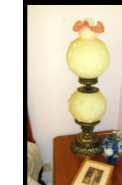
OPEN HOUSES (ON REAL ESTATE ONLY)

**THURSDAY, SEPTEMBER 26, 2013 FROM 4:00 TO 6:00 P.M.
AND THURSDAY, OCTOBER 10, 2013 FROM 4:00 TO 6:00 P.M.**

For more information or to view the property prior to the auction, contact us at:
Office: 636-462-SALE (7253) or Direct Line: 636-236-0043 or go to our website at:
www.CALLKAIMANN.com

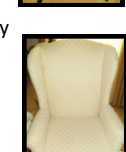
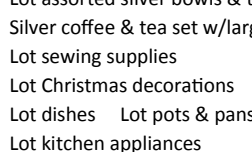
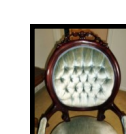
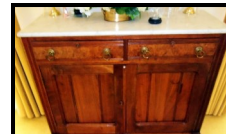
Antique Glass, China & Misc.

- Large Austrian china pitcher, very nice
- German hand painted bowl
- French teapot
- 38 B & G blue wall plates
- Set Belleek pitcher, cups & saucers
- Crystal candy jars
- Fenton glass globe lamp w/brass base
- Fenton glass globe table lamp
- Set Lalique glass bears
- Lot small figurines
- Lot hand painted china plates
- 4 Schmie Orchard Mother & Child plates
- Lot Lennox painted plates
- Pressed glass decanter
- Assorted etched glass bowls
- Small china chocolate set
- Lot pressed glass bowls & finger dishes
- 4 Bavarian hand painted plates
- Japanese cups & saucers set
- Lot china cups made in Japan
- 1904 Worlds Fair button, St. Louis
- Brass pitcher
- Assorted dresser lamps
- Cellulose dresser set
- Lot oil lamps
- Lot hats and hatboxes



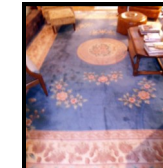
Household & Misc.

- Maple dining room table & 6 chairs
- Maple tea cart
- Henredon dining room set; table, 6 chairs, china cabinet & buffet
- Set of 4, needlepoint dining room chairs
- 2 Off white wing chairs
- 2 Overstuffed couches
- Assorted overstuffed chairs
- Lot quilts & blankets
- Large wall mirror
- Missouri Federated Womens Club quilt - very nice
- Painting by Doris Ferguson
- Lot wall hangings
- Lot pictures & frames



Rugs & Floor Covering

- 14 x 10 Wool area rug, blue & cream w/ pink
- 9 x 6 Wool area rug
- 3 - 12 x 3 Wool runner rugs
- Lot wool rugs



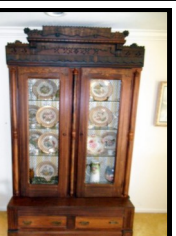
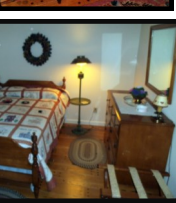
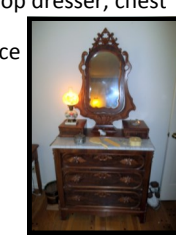
****Please note: This is a partial listing**

AUCTIONEER'S NOTE:

Leroy & Carroll were very neat, clean, hard working people and very proud of their home... and it shows! Carroll loved her china, glass and antiques. She bought and collected the best. This is one of the nicest collections of household and antiques you will see. See you at the sale!
Thank you, Charlie, & Ben

Antique Furniture & Misc.

- Walnut bedroom set; bed, marble top dresser, chest w/nut pulls
- 1930's Bed, dresser, chest - very nice
- Carroll's Flower Shop Sign - 1950's
- Walnut hope chest - shipping type
- Cherry dropleaf gateleg table
- Walnut glass front china cabinet
- Oak spool cabinet
- Walnut marble top buffet
- Walnut wall cup rack - very ornate
- Walnut marble top lamp table
- Walnut oval top table
- Walnut corner shelf
- Walnut plate rack
- Walnut square top lamp table w/drawer
- Walnut dropleaf lamp table w/double drawer
- 2 Walnut ladder back, needle point chairs
- Walnut marble top lamp table
- Walnut marble top, square top table
- Walnut fern stands
- Set walnut rose pattern parlor chairs
- 2 Walnut pressed back, needlepoint chairs
- Walnut wall rack
- Needlepoint foot stool
- Maple lamp table
- Walnut round top card table
- Maple bed & dresser set
- Assorted floor lamps
- Wooden magazine rack
- Small server
- Wooden bookshelf
- Flat top trunk
- 2 Wall-mount spice boxes



OWNER: THE LATE LEROY & CARROLL WATTS ESTATE

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