



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

We will sell the following Real Estate from the Estate of the late Bernard Heintzleman, to the highest bidder on

SATURDAY, APRIL 19, 2014

Beginning at 11:00 A.M.

Location: 113 Main Street, St. Peters, MO 63376

Directions: From the intersection of Hwy 70 & Mid Rivers Mall Drive, go NORTH on Mid Rivers Mall Drive to LEFT on Main Street to property on RIGHT. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



OPEN HOUSE: THURSDAY, MARCH 27, 2014 FROM 4:00 TO 6:00 P.M.

— REAL ESTATE —

A house and lot in the Old Town of St. Peters being lot seven (7) of Rolands Survey, as in Book 586 at Page 210 in the Office of the Recorder of Deeds for the County of St. Charles Mo. Lot being 120.37'x 61.61' as per survey dated 06-05-2013 Pickett, Ray & Silver Inc.

Property fronts on Main St. of Old Town St. Peters with the new fire hall on the west and dentist office on the east. As per county records, property is zoned AB2 and land use at this time is Single Family Residence.

Home was built in 1909 and now is set up as kitchen, living room, dining room, 2 bedrooms and ½ bath. House is a total of 683 sq. ft. being a 1 ½ story building. Other small outbuildings on property consist of a 54'x10.5' garage/shed and a 21'x9' small shed. House and buildings are in need of some TLC, but here is a piece of history of the Old Town of St. Peters. This could be the last log & frame home in this area. Please Note: Any changes in zoning or updates to property will be subject to St. Peters and/or St. Charles County rules and regulations.

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 AND TRANSFER OF FUNDS.

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 visit our website at: www.CALLKAIMANN.com

OWNERS: DAVID & PAMELA HEINTZELMAN

AUCTIONEER'S NOTE: Here is a property that shows the history of Old Town St. Peters and has many possibilities. People talk about location... here is one that has it all. **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