



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ESTATE AUCTION

To settle the Estate of the Late Ruby M. Bobeen, we will sell the following at public auction on:

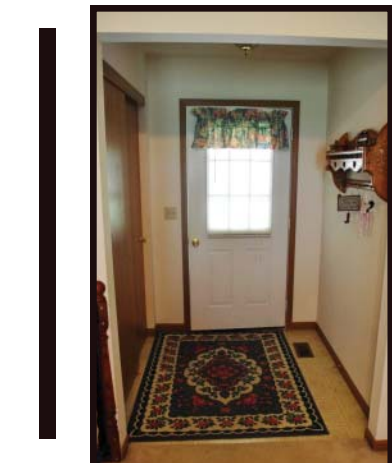
SATURDAY, JUNE 7, 2014
Beginning at 10:00 A.M.

Location: 31 Silver Court, Troy, MO 63379

DIRECTIONS: From the intersection of Hwy. 47 & 61, go West on Hwy. 47 to Left on S. Lincoln Drive to left on Old Cap-au-Gris to Right on Sandstone to Left on Silver Ct. to sale on Left. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

REAL ESTATE - TO BE SOLD AT 12:00 NOON

REAL ESTATE IS TO BE SOLD AS IS TO HIGHEST BIDDER, SUBJECT TO COURT APPROVAL.



OPEN HOUSE (ON REAL ESTATE ONLY)

THURSDAY, MAY 22, 2014 FROM 4:00 TO 6:00 P.M.

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

All of Lot No. Five (5) of Silver Creek Plat 1 as per plat thereof, recorded in Plat Book 12 at page 94A of the Lincoln County Records.

Improvements include an approximately 1350 sq. ft. home. Home consists of 3 bedrooms, 2 full baths with L shape open floor plan being kitchen, dining room and living room, and also includes laundry room and 2-car attached garage. Home has a full basement with entrance from living room. Home is totally electric with FA heat and central air. Home is on city sewer & water, has a shingle roof, brick and vinyl siding, concrete driveway and 12x10 concrete back patio. Home is in need of some repair and updates. This would be a great investment property or starter home.

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

HOUSEHOLD & MISC.

Pine curio cabinet
Wooden dining room set; table, 6 chairs, server & china cabinet



Breakfast table & 2 chairs
Entertainment center & TV
Recliner
Lift recliner
Loveseat
Overstuffed couch
Rocking Chair
Lot end tables
Bedroom set complete; bed, dresser & chest
Wooden bed & dresser
Lot sewing supplies & sewing machine



ANTIQUES & COLLECTIBLES

Pink salt & pepper set
Jenny Lind bed
Waterfall bed & vanity
Walnut corner cabinet
Piano & Bench
Marble top lamp table
Lot glass bowls
Crock bowls
Lot small china collectibles
Lot costume jewelry
Quilts
Assorted glassware
Lot knick knacks



GUNS & MISC.

**REMINGTON 1100 12 GA.
SHOTGUN**

JC HIGGINS MOD. 583

20 GA. BOLT ACTION

SHOTGUN

ALL FFL REQUIREMENTS APPLY



Living room set
Maytag washer & electric dryer
GE upright freezer
Small dresser
Wooden hutch
Lot pictures & frames
Lot luggage
Lot towels, blankets & bedding
Lot kitchen appliances & utensils
2 Rogers silverware sets
Set china, service for 12
Lot pots & pans
Lot dishes & glasses
Lot Tupperware
Lot Christmas decorations
Lot cake baking equipment
Card table & chairs



**OWNER: ESTATE OF
THE LATE RUBY M. BOBEEN**

AUCTIONEER'S NOTE:

Here is a nice 3 bedroom home in the newer end of town with all city utilities. Investors and bargain hunters, here it is! Home needs some repair and updating. Home would make a great rental or investment as a starter home. Please be on time as most of the smalls will be sold by time to sell the Real Estate. *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**