



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION

I will sell all the following to the highest bidder on

## SATURDAY, AUGUST 30, 2014

### Beginning at 11:00 a.m.

**LOCATION: Highway E, Silex, Missouri 63377**

**DIRECTIONS: From Troy, MO, go North on Hwy. 61 to Left on Hwy. E, go approximately 9 miles to property on Left. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

#### TRACT #1



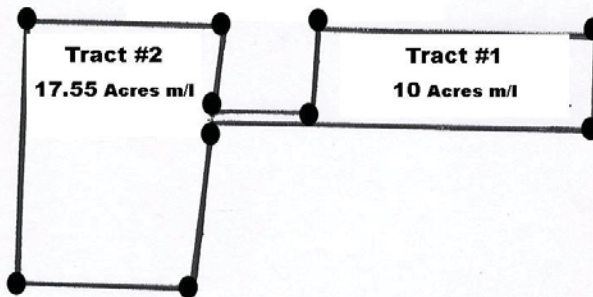
#### TRACT #2



### OPEN HOUSE: THURSDAY, AUGUST 7, 2014 FROM 4:00 - 6:00 P.M.



#### State Highway E



**TRACT #1** 10 Acres m/l in Section 16, T50N, R2W of the 5th P.M.

Property features approximately 958 ft. of State Highway E blacktop road frontage. Acreage is mostly open and in pasture/hay at this time. A big part of property is fenced with woven wire. What a great location and building site!

**TRACT #2** 17.55 Acres m/l in Section 16, T50N, R2W of the 5th P.M.

This tract joins Tract #1 and also is partially fenced. Property fronts Highway E with approximately 660 ft. of Highway E blacktop road frontage. Acreage is mostly open with approximately 3 acres of woods.

*Property will be sold by the acre x 10 or x 17.55. Acreage will be adjusted to the survey. If you are looking to locate in the Silex/Millwood area, it just doesn't get any better than this. This property offers great location, lake sites & building sites and is in the Silex School District.*

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

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

**OWNER: DEBRA MUDD**

**AUCTIONEER'S NOTE:** Property will be sold on site at 11:00 a.m. sharp. If you have any questions about how the property is going to be sold, just give me a call or we can talk about it at the open house. 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](http://www.CALLKAIMANN.com)