



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ESTATE AUCTION

In order to settle the Estate of the Late Grace Sieber, we will sell the following on:

## SATURDAY, OCTOBER 25, 2014

Beginning at 10:00 A.M.



Location: 99 Jewel Dr., Winfield, MO 63389

**DIRECTIONS:** From Troy, Mo, go East on Hwy 47 approx. 7 1/2 miles to Right on Jewel Dr. to home on Right OR from Winfield, MO, go West on Hwy 47 approx. 6 1/2 miles to Left on Jewel Dr. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

### ABSOLUTE REAL ESTATE - TO BE SOLD AT 12:00 NOON



### OPEN HOUSE (ON REAL ESTATE ONLY)

THURSDAY, OCTOBER 9, 2014 FROM 4:00 TO 6:00 P.M.

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

#### ALL OF LOT 12 OF AUSTIN ACRES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 62 OF THE LINCOLN COUNTY RECORDS.

Improvements include a 1344 sq. ft. ranch home w/2-car side entry garage. Home consists of 3 bedrooms, 2 full baths, kitchen, dining room & living room. Home has a full walkout basement with rough-in for bath. This home is totally electric with FA furnace & central air. Exterior of home has vinyl siding and shingle roof. Home is on county water and has a septic system. This home is nestled on 2 wooded acres for that country setting. This house would make a great starter home or good investment property. There have been a number of updates to this property and with a little TLC, this would be a showplace.

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.**

#### RIDING MOWER

##### CRAFTSMAN 42" CUT RIDING MOWER



#### HOUSEHOLD & MISC.

- Duncan Phyfe dining room set, table, 6 chairs & china cabinet
- Oak pedestal table
- 3 Overstuffed living room chairs
- Overstuffed couch
- Walnut entertainment center cabinet
- TV & tape player
- Stereo system
- Round drum top lamp table
- Small china cabinet
- Washer & electric dryer
- LG s/s refrigerator with lower freezer, like new
- Oak table & 4 chairs
- Microwave oven & stand
- Set china, service for 15
- Antique oil lamp
- Antique floor fan
- Lot old records



- Lot stemware
- Assorted large glass pitchers
- Set silverware in case
- Glass front china cabinet
- Upright piano
- Assorted table & chairs
- Wooden desk & supplies
- Cedar chest
- Small coffee table
- Wicker drawer stack
- Assorted lamps & lamp tables
- Waterfall wardrobe & dresser
- Wooden jewelry cabinet
- Lot costume jewelry
- Card table & chairs
- Lot pots & pans
- Lot pots & pans
- Lot bakeware
- Lot kitchen utensils
- Lot dishes



- Lot glassware
- Lot Tupperware
- Lot wall hangings
- Electric sewing machine & sewing supplies
- Lot books
- Lot bookshelves
- Lot games
- Lot holiday decorations
- Lot bedding & blankets
- Quilts
- Exercise bike
- Ping Pong table
- Lot canning jars
- Lot vases
- Lot metal shelving
- Large lot misc. household



### OWNER: THE LATE MEL & GRACE SIEBER

#### AUCTIONEER'S NOTE:

If in the market for a great investment property or starter home, this one has great potential for both. See you at the sale! *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)