



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTIONS

To be sold from the Estate of the Late Billie Mae Smith

## 2 PARCELS OF REAL ESTATE TO BE SOLD AT ABSOLUTE AUCTION ON SATURDAY, MAY 30, 2015



Location: 9092 Patrick Dr., St. Louis, MO 63114

**TO BE SOLD AT 10:30 A.M.**



**OPEN HOUSE: WEDNESDAY, MAY 6, 2015 FROM 4:00 TO 6:00 P.M.**

**DIRECTIONS:** I-70 East to Exit 236 (Lambert), to left on Pear Tree Dr. to right on Woodson Rd. to left on Bobb Ave. to property on the corner of Patrick and Boswell. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.**  
**PLEASE NOTE: SALE SITE WILL BE 9092 PATRICK DR., ST. LOUIS DR., ST. LOUIS**

#### REAL ESTATE

All of lot 1 of Zoeller Subdivision as per plat thereof recorded in Plat Book 17, Page 69 of the St. Louis County, MO records. Exact legal to govern.

Improvements include a 1760 sq. ft. ranch home with 2-car side entry garage. Home consists of 3 bedrooms, 1 full bath, kitchen, dining room & living room w/fireplace, and sun room on the main level. Home has a full partially finished basement with bar area, fireplace and 1/2 bath. Home is on city water, city sewer and natural gas. Home has central heating & cooling with heat being a FA gas furnace, and a gas water heater. Exterior of home is full brick along with a shingle roof. Furnace, air and water heater have been updated. Property features a beautiful corner lot with large trees, flower gardens and landscaping. This house would make a great starter home or investment property. Investors, please take note...here is a property that with a little TLC could ring a bell or make a great rental property.

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 AND EXCHANGE OF FUNDS.**



Location: 44 Cloverdale Dr., St. Charles, MO 63304

**TO BE SOLD AT 2:00 P.M.**



**OPEN HOUSE: THURSDAY, MAY 7, 2015 FROM 4:00 TO 6:00 P.M.**

**DIRECTIONS:** I-70 East to Exit 222, go south on Mid Rivers Mall Dr. to left on Central School Rd. to right on Cloverdale Dr. to 44 Cloverdale Dr. on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.**  
**PLEASE NOTE: SALE SITE WILL BE 44 CLOVERDALE DR., ST. CHARLES**

#### REAL ESTATE

All of lot 44 of Clover Meadows, as per plat thereof recorded in Plat Book 9, Page 42 of the St. Charles County, MO records. Exact legal to govern.

Improvements include a 1080 sq. ft. home being 3 bedrooms, 1 1/2 baths, kitchen and living room and a 2-car garage. Home has a full, partially finished walkout basement with bar area, 1 full bath and kitchen area. House is on city water & city sewer and has natural gas. Home has FA gas furnace with central air. Furnace and shingle roof have been updated. Exterior of home consists of brick with maintenance free siding and soffit. Property features a nice lot in a quiet area with large fenced back yard backing to open ground in a great location! Investors and home buyers...here is a home that with some TLC, could be a great investment!

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For more information or to view property prior to the sale, contact Charlie at:

Office: 636-462-SALE (7253) or Direct Line: 636-236-0043 or go to: [www.CALLKAIMANN.com](http://www.CALLKAIMANN.com)

**OWNER: FROM THE ESTATE OF BILLIE MAE SMITH (CATHY SCHMIDT)**

**AUCTIONEER'S NOTE:** If you are in the market to invest in property that needs updating and remodeling, here they are! What better way to buy than at Absolute Auction!! 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)