



KAIMANN AUCTIONS & REAL ESTATE LLC



CHARLIE

ESTATE AUCTION

In order to settle the Estate of the Late Ruth M. Heitman, we will sell all the following on:

SATURDAY, JULY 18, 2015

Beginning at 10:00 A.M.

Location: 2721 Hwy P, O'Fallon, MO 63366



DIRECTIONS: From the intersection of Hwy. 61 & Hwy. P, go east on Hwy. P 5.5 miles to sale on left OR from O'Fallon at the intersection on Hwy. M & Hwy. P, go west on Hwy. P approx. 7 miles to sale on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

ABSOLUTE REAL ESTATE TO BE SOLD AT 1:00 P.M.



OPEN HOUSES ON REAL ESTATE ONLY:

THURSDAY, JUNE 11, 2015 FROM 4:00 - 6:00 P.M. AND THURSDAY, JULY 2, 2015 FROM 4:00 - 6:00 P.M.

8.75 Acres m/l in Section 10, T47N, R2E in St. Charles County, MO. Exact legal to govern.

Improvements include a tri-level home with partial basement. Main level consists of large eat in kitchen overlooking a large covered patio sunroom combination, large living room and attached 2-car garage off kitchen area. Upper level consists of 3 bedrooms and 1 full bath. Lower level consists of large family room and 1 full bath with full walk-out to back yard. Basement is partially finished with full kitchen area. Home is on a deep well and a septic system which have been updated to meet St. Charles County rules & regulations. Other updates include beautiful oak cabinets in kitchen, 93% energy efficient propane gas furnace and central air. Home was built in 1971 and is set up to accommodate a large family. Another improvement to the property is a 40'x30' combination garage/shop area with concrete floors, 9 ft. rollup door and electric. Building has 14' leanto on east side of shop building. Property is fenced and cross-fenced with pasture area, large garden area and beautiful landscaped yard with mature shade trees. This is a beautiful property with country living at its best. 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.

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

CAR, MOTORCYCLE & TRAILER - TO BE SOLD AT 12:00 NOON



2002 Buick LeSabre custom 4-door car, 74,XXX actual miles, good rubber, very nice

1973 Harley Davidson FLH shovelhead 1200cc motorcycle, looks good, needs motor work

Hydraulic motorcycle stand

8'x12' Single axle flatbed trailer w/ramps & metal floor

ANTIQUES & COLLECTIBLES

- Old Trusty coal oil incubator
- Wooden boxes
- Assorted had tools
- Lot crock jars, all sizes
- Salt glaze crocks
- Sausage stuffer
- 2 Meat grinders
- Single trees & harness
- Cast iron kettle & stand
- Buck saws & boring augers
- Lot LP records, 45 & 33's
- Cow door stop

ANTIQUES FURNITURE & MISC

- Waterfall bedroom set complete, bed, dresser & wardrobe
- Oak turned legged square top table
- Oak curved glass china cabinet
- Oak small square top table
- Small Camel back trunk
- Flat top trunk
- Oak square top card table w/drink holders
- Wall lamp table
- Oak spindle back chairs
- Linen chest
- Small lamp table

CHRISTMAS DECO & YARD CUTOUTS

- Approx 50 boxes Christmas deco & lights
- Lg. lot yard cutout patterns, paper/wood
- Lg. lot wood painted yard decorations, - approximately 200
- Large lot yard ornaments
- Large collection Christmas Village sets

QUILTS, NEEDLEWORK & SEWING SUPPLIES

- Approx. 20 antique quilts
- Large lot quilts
- Large lot quilt tops
- Large lot embroidery thread
- Large lot quilting supplies & frames
- Approx. 30 sets embroidered quilt blocks
- Large lot dresser scarves
- Lot Christmas linens
- Large lot embroidered tablecloths
- Large lot cross stitched doilies
- Lot towels

HOUSEHOLD & MISC

- Kenmore refrigerator
- Whirlpool refrigerator/freezer
- 2 Chest type freezers
- Large oak 4-door china cabinet, very nice
- TV and stand
- Assorted arm chairs
- Lot rocking chairs
- Couch & chair set
- Lot lamps
- 1950 bedroom set
- Lot cameras
- Lot whiskey & Avon decanters
- Lot salt & peppers
- Lot silver cup & dishes
- Wooden desk
- Recliners
- Loveseat & couch set
- 2 Sets silverware, service for 12
- Lot wall hangings
- Lot Tupperware & freezer containers
- Lot cookbooks & recipes
- Lot corningware & glassware
- Lot pots & pans
- Lot kitchen utensils
- Lot assorted small storage cabinets
- Large lot folding tables & chairs
- Large lot canning jars & supplies
- Set 6 pine chairs w/ table
- Metal filing cabinets
- Lot cookers
- Lot luggage
- Punch bowl sets
- 20'x10' Tent w/sides
- Sewing machine
- Lot bakeware
- Lot cast iron skillets
- GTE telephone bell

BELL & TEAPOT COLLECTIONS

- Large bell collection: china, glass, brass & metal, approx. 500
- Teapot collection, all kinds, 30+
- Glass lighted showcase

RIDING MOWER & LAWN TOOLS

- John Deere #400 riding mower w/hydraulic deck & push blade, 60" cut, 3 pt. hitch, 557 hours, looks and runs good
- Cub Cadet LT1050 riding mower, 50" cut, 500 hours, runs good
- Craftsman 5 h.p. rear tine tiller
- Large lot greenhouse supplies
- Sno-Thro Snowblower
- Lot gas cans
- Tank sprayer
- Lot T-posts & barbed wire
- Wheelbarrow
- 2-Wheel yard trailer
- Garden planter
- Yard trimmer & weed eaters
- Large lot yard & garden tools
- Reel mower



SHOP & WOODWORKING TOOLS

- Ryobi 12" band saw
- Bench top drill press
- Craftsman 10" radial arm saw
- 30" Belt table top sander
- Oscillating table sander
- Durocraft 6" belt sander
- Craftsman 3 h.p. 10" table saw w/roller table
- Durocraft 14" band saw
- Wood lathe & tools
- 6" Jointer planer
- Craftsman 3 h.p. 10" radial arm saw
- Hitachi 12" miter saw
- Sanborn 5 h.p. electric air compressor
- Lot bench & post vises
- Lot load binders & come-alongs
- Lot wood clamps
- Lot router & drill bits
- Large lot extension cords
- Lot hand saws
- Lot assorted wood
- Scroll saws
- Lot belt sanders
- Lot routers & tables
- Cutoff saws
- Lot electric drills, saws & sanders
- 2 Dust collectors & shop vacs
- Lot bench grinders & sanders
- Large lot woodworking books
- Lot aluminum extension ladders & step ladders
- Large lot new & used hardware
- Large lot fans & shop supplies
- Lot had tools & socket sets
- Chain hoist

ANTIQUE GLASSWARE & COLLECTIBLES

- Set Crookville china, service for 12
- Sets of etched glass stemware & pitchers
- Whooping cough oil lamp
- Lot cup & saucers
- Frosted glass centerpiece
- Assorted glass candy dishes
- Assorted Knick Knacks & collectibles
- Condiment set w/stand



OWNER: ESTATE OF THE LATE RUTH HEITMAN (THE LATE ALBERT & RUTH HEITMAN)

AUCTIONEER'S NOTE:

Albert & Ruth were married 63 years and this is truly a lifelong collection. Albert loved his woodworking and Ruth dearly loved her quilting and needlework. Please come prepared for a big long day. Also, if in the market for a beautiful home in a quiet country setting to raise that family or pets, here is one you better take a hard look at. 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