



# KAIMANN AUCTIONS & REAL ESTATE LLC



CHARLIE

## REAL ESTATE & PERSONAL PROPERTY AUCTION

Having sold my business, retiring and moving to town, we will sell all the following on:  
**SATURDAY, SEPTEMBER 12, 2015**  
Beginning at 10:00 A.M.

Location: 125 Giles Rd., Troy, MO 63379



**DIRECTIONS:** From Troy, go west on Hwy 47 five miles to left on Giles Rd, go .2 mile to sale on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

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



### OPEN HOUSE ON REAL ESTATE ONLY: THURSDAY, AUGUST 27, 2015 FROM 4:00 - 6:00 P.M.

#### 12.204 acre tract of land in Section 36, T49N, R2W Lincoln County, MO. Exact legal and survey to govern.

Improvements include a shouse, being approx. 1950 sq. ft. of living space with 43x36 shop/garage area. Living area consists of kitchen, dining room, living room, 4 bedrooms, office area, laundry area and 2 1/2 baths. Home has forced air gas heat, central air, deep well and is on a septic system. Home has metal roof and siding with deck area and also has an inground pool that needs some repair. Next to shouse are 2 outbuildings, one being a 3-car garage 24x36 with concrete floor, electric and water & 40x24 2-car shop storage building with concrete floor and electric. Across driveway is located a 48x36 cattle & hay barn with electric, a 34x45 machinery shed, and a 50x30 6-stall horse barn. All outbuildings are pole type structures w/metal roof & siding. This is a very nice layout of ground and is all in pasture at this time. If in the market for a place in the country for those horses, FFA & 4-H projects, here it is! 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](http://www.CALLKAIMANN.com)

### SHEET METAL, SHOP & FARM TOOLS

- Black & Decker chop saw
- Milwaukee hammer drill & bits
- Rockwell hammer drill & bits
- Hornet hammer drill & bits
- Malco rivet guns
- 20<sup>th</sup> Century 295 amp AC/DC welder
- 4 Section scaffolding w/wheels
- 32 Ft. aluminum ladder
- 1 Adhesive glue gun & pressure tank
- Lot metal tool boxes
- 3 Hand operated pipe rollers
- 1 Conduit pipe bender
- Gas salamander, LP
- Large lot drill bit sets
- Lot electric meters & testers
- 3 Commercial vacuum cleaners
- Clarke drill press
- Milwaukee hand drill press
- 3 Pexto bench hand crank crimpers
- Ridge 1" to 2" pipe threader
- 3 Ft. Ridge pipe wrench
- Whitney hole punch w/dyes
- Chicago 1" pipe threader
- Duro-Dyne pinspotter
- Large lot electric supplies & tools
- Lot sockets & hand tools
- Lot snips & hammers
- Lot nuts & bolts
- Lot wood & metal screws
- Hydraulic wagon jack
- Lot office supplies
- Stihl 20" chainsaw

### CAR, TRUCK & TRAILERS, TRACTORS & EQUIPMENT TO BE SOLD AT 12:00 NOON

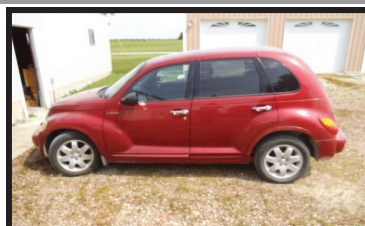
**PLEASE NOTE: LARRY WAS KNOWN AS SCHUPMANN HEATING & COOLING. HE OWNED AND OPERATED THE BUSINESS FOR MANY YEARS UNTIL RETIRING JUST A FEW YEARS AGO.**

#### NEW HEATING & COOLING SUPPLIES

- 13 - 4'x8' 24GG paint grip metal
- 5 - 4'x10' 26GG painted metal
- 2 - 3'x8' .24 aluminum
- 8 - 13"x8' 24GG paint grip metal
- Lot copper, aluminum & galvanized sheets
- 1 - 3'x10' copper sheet
- 1 - 3'x4' copper sheet
- 1 - 18"x10' copper sheet
- 1 - 24"x 10' copper sheet
- 2 - 36"x96" 0.32 aluminum, in rolls
- 3- 50 Ft. 4" black roll pipe
- Lot furnace & a/c parts
- Lot 2-way zone valves
- Lot a/c transformers
- Lot chimney liner
- Lot new angle iron
- Lot black iron pipe
- Lot air filters
- Box of drives
- Copper brass unions & gas shutoff valves
- Lot boiler parts & zone valves
- Bell & Gossett relief valves & pumps
- Rogers thermo motor valves
- Large lot black iron & galvanized fittings, all sizes
- Large lot copper & PVC fittings
- A/C blowers & blower motors
- Lot duct work fittings & pipe, all sizes
- Lot commercial 12" ceiling registers
- Lot new a/c units & furnace coils
- 10'x18" spiral 24 ga. pipe & fittings
- Lot commercial supply boots, elbows & take offs
- 2 - 4'x8' aluminum screen & flex pipe

### FARM SUPPLIES, HAY & MISC.

- 25 Big round bales of grass hay, 1/2 stored inside.
- Approx. 100 square bales grass hay
- 150 Gallon fuel tank
- Lot plastic drums
- Lot gas cans
- Oil & fuel filters
- Lot farm hand tools
- Electric portable air compressor
- 25 Cattle panels
- Lot 16 ft. gates
- Lot new & used wire
- Lot electric fence posts & wire
- Aluminum extension ladder
- 4 Metal water tanks
- 10 Ft. grain cattle trough
- 3 Electric fence chargers
- 2 Big bale feeders
- Lot tank heaters
- Lot steel posts



**2003 CASE INTERNATIONAL 65 H.P. JX65 DIESEL TRACTOR**, front wheel assist, bought new, 777 hours, 16-9-30 tires

**1973 LEYLAND #384 75 H.P. DIESEL TRACTOR** w/ duals, motor just rebuilt, new rubber, 4200 hours, SN165266

Long 7 ft. 3 pt. brushhog  
Moline 8 ft. wheel disk w/harrow attachment

2 John Deere side delivery hay rakes

Rino 8 ft. disk mower RDM 9

3 Pt. hay fork

Vicon 8 ft. disk mower

4 Row Moline corn planter

John Deere 3-14 pull type plow

Ford 3 pt. 4-row cultivator



2001 PT CRUISER, RUNS GOOD, HIGH MILES

1997 CHEVY MIDSIZE 4X4 PICKUP, LOADED MILES

1993 14 FT. FFA BUILT TANDEM AXLE OVER DECK TRAILER

1980 10 FT. TANDEM AXLE TRAILER W/3 FT. SLATTED SIDES



**OWNER: RONALD (LARRY) SR. & DENISE SCHUPMANN**

#### AUCTIONEER'S NOTE:

If in the market for a super nice home & outbuildings just at the edge of town, here it is! This would be a great business & office location with a great amount of storage. Also, what a place for your taste of country, your animals and garden spot. This is truly a great place to raise that family. A lot of the equipment to be sold was bought new and was well cared for. See you at the sale. **Thank you, Charlie & Ben**

#### HOUSEHOLD & MISC.

- Dining room table & 6 chairs
- Oak china cabinet
- GE portable dishwasher
- Metal desk
- Lot misc. household



### LAWN MOWERS & GARDEN EQUIPMENT

- CUB CADET 54" ZERO TURN 24 H.P. MOWER, LIKE NEW
- POULAN PRO 500, 48" CUT 22 H.P. RIDING MOWER
- SEARS 5 H.P. GARDEN TILLER
- LOT HAND GARDEN TOOLS



**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)