



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE AUCTION

In order to settle the Estate of the Late Rudolph McCann, I will sell all the following on:

SATURDAY, NOVEMBER 7, 2015

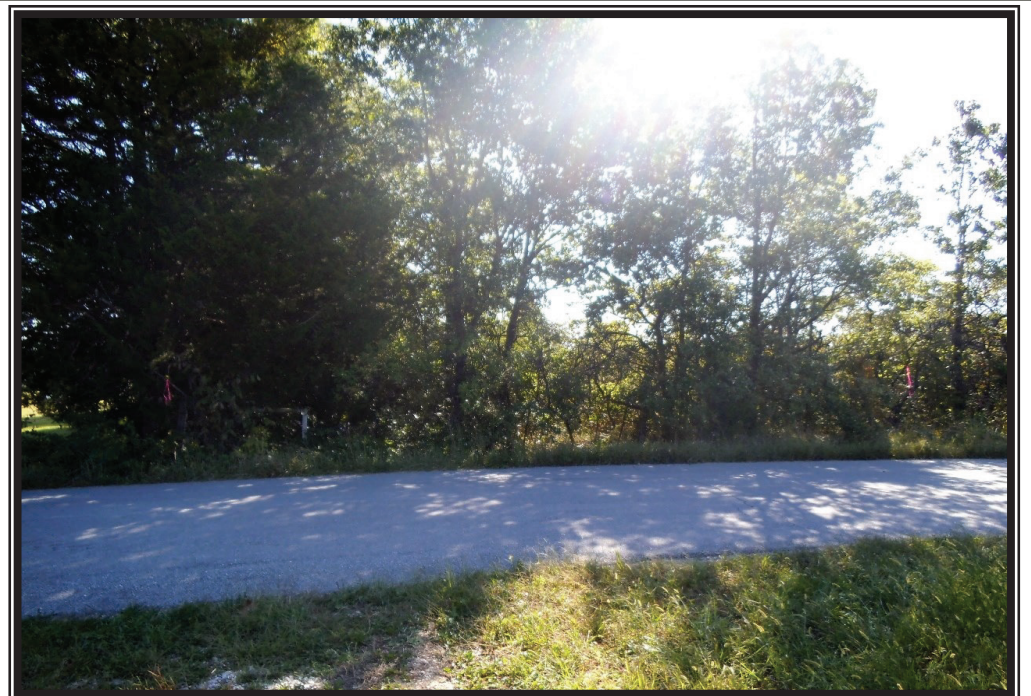
Beginning at 11:00 a.m.

Location: Camp Charren Road, Troy, MO

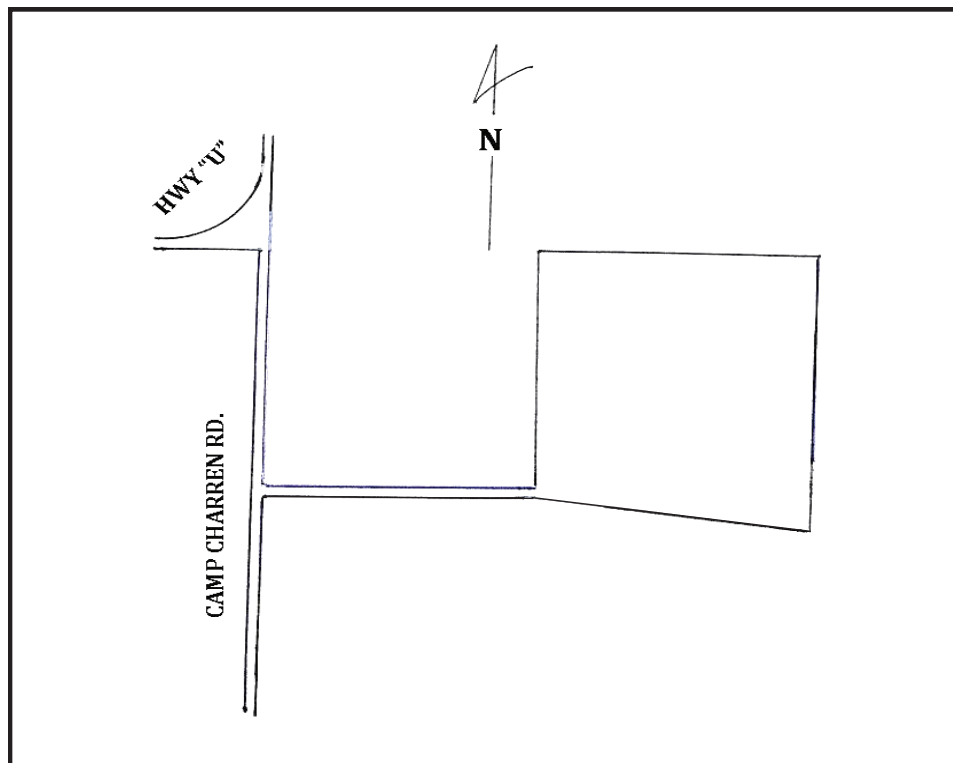


DIRECTIONS: From Hwy 61 & Hwy U (Crossroads) intersection, go west on Hwy U to left on Hwy J to right on Hwy U and go 2.4 miles to left on Camp Charren Rd, go 3 tenths mile to property on left OR from Warrenton, MO go north on Hwy 47 to right on Hwy U, go 6.4 miles to right on Camp Charren Rd to property on left. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

ABSOLUTE REAL ESTATE TO BE SOLD AT 11:00 A.M.



OPEN HOUSE ON REAL ESTATE - THURSDAY, OCTOBER 22, 2015 - FROM 4:00 TO 6:00 P.M.



45 Acres M/L in Southern Lincoln County

45 Acres M/L in Section 20, T48N, R1W of the Fifth Principal Meridian. Exact legal to govern.

Property consists of 45 acres m/l being all woods with 2 small ponds and creek running through property. Frontage on blacktop Camp Charren Rd. is 50 feet wide and going back to the east and opening up into acreage.

- Property will be surveyed and copy will be supplied to buyer.
- Acreage will be sold by the acre as per the survey.

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

OWNER: RUDOLPH CARL McCANN TRUST
KACIE McALLISTER TRUSTEE

AUCTIONEER'S NOTE: This is a very nice property being mostly woods with several nice building sites, and offers great deer and turkey hunting. Bring your walking shoes and take a look. 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