



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE ESTATE AUCTION

In order to settle the Estate of the Late Thomas (Tommy) Hamlett, we will sell all the following on:

SATURDAY, MAY 7, 2016

Beginning at 9:30 A.M.

Location: 395 Annie Ave., Troy, MO 63379



DIRECTIONS: At Troy, MO, take Hwy 47 west to left on Villa Drive to sale on left. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

ABSOLUTE REAL ESTATE TO BE SOLD AT 2:00 P.M.

PLEASE NOTE: ALL REAL ESTATE WILL BE SOLD AT SALE SITE, 395 ANNIE AVE. TROY, MO



TRACT #1 211 Walnut St., Troy, MO, being House #211, 221, 231 & 241; legal being Lots 3 & 4 Avery's Addition College St., Plat 5/43. Exact legal to govern

Property features 4 shotgun type homes, each consisting of kitchen, living room, 1 bedroom and 1 full bath, on crawl space. All houses have natural gas FA heat and city water & city sewer. Housing has been used as rentals for a number of years and all 4 homes are in need of some repair. 2 Lots and 4 houses will be sold as 1 unit, and in "as is" condition.

TRACT #2 120 Creech St., Troy, MO...

All the south half of Lot 31 in block #3 in the Creech Knox Addition to the City of Troy. Improvements consist of 1+ bedroom, kitchen, living room and 1 full bath mobile home. Property also includes a small storage shed. Home is on city utilities. Mobile home and lot will be sold as one unit.

TRACT #3 100 Creech St., Troy, MO...Being all of the North half of Lot #1 in Block #3 in the Creech Knox Addition to the City of Troy, MO.

Home consists of 2 bedrooms, kitchen living room, 1 full bath and utility room. Home is on city utilities. Outbuildings consist of a 2-car garage and a small storage shed.



Lead Base Paint Hazard Reduction Act Disclosure required for properties built before 1978. Buyer acknowledges receipt of Lead Base Paint Disclosure/Acknowledgement.

All of these properties have been set up and used as rental income properties. All properties are in need of some repair and TLC. Investors...here are properties that will work as fixer uppers or income property, and are located in a nice part of town. Tract #1 could have business location potential.

PLEASE NOTE: OPEN HOUSE ON REAL ESTATE ONLY FOR WALNUT ST. WILL BE HELD THURSDAY, APRIL 7, 2016 FROM 3:00 - 6:00 P.M.

PLEASE NOTE: OPEN HOUSE ON REAL ESTATE ONLY FOR 120 & 100 CREECH ST. WILL BE HELD THURSDAY, APRIL 21, 2016 FROM 3:00 - 6:00 P.M.

TERMS ON REAL ESTATE: 10% DOWN DAY OF SALE WITH THE BALANCE OF CASH ON OR BEFORE 45 DAYS AFTER SALE, WITH POSSESSION TRANSFERRED AT CLOSING AND EXCHANGE OF FUNDS.

For more information or to view property prior to the auction, contact Charlie at: **Office: 636-462-SALE (7253) or Direct Line: 636-236-0043 or go to: CALLKAIMANN.com**

ALL VEHICLES TO BE SOLD AT 11:30 A.M. - RV & CAR HAULER



1994 REXHALL 36 ft. MOTORHOME ON FORD CHASSIS WITH AIREX BODY STYLE 165XXX miles, looks good, runs good
2014 STIHL TOW 2-WHEEL CAR HAULER, bought new, never used



BOAT, MOTOR & TRAILER

1959 ELGIN 14 FT. BOAT w/1959 ELGIN 40 h.p. MOTOR & 1959 TRAILER



MOTORCYCLES



1981 HONDA SILVERWING MOTORCYCLE, 4750 actual miles, looks like new
2005 HONDA REBEL MOTORCYCLE, 221 miles, always stored inside
1973 HONDA MOTORCYCLE
MOTORCYCLE HELMETS

CARS, TRUCK & TRAILER



1965 FLEETWOOD CADILLAC BROUGHAM, 80,875 miles, has been stored inside
2002 CADILLAC SLS, 110,832 miles, gray in color, 4 door
1976 CHEVY 1/2 TON CHEYENNE 10 PICKUP w/camper shell, new motor and transmission in 2007, low miles on motor
1999 FOLDUP 4' X 6' TRAILER, never used

OWNER: ESTATE OF THE LATE THOMAS (TOMMY) H. HAMLETT

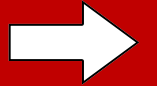
SEE OTHER SIDE FOR ADDITIONAL ITEMS TO BE SOLD



HAMLETT PERSONAL PROPERTY AUCTION ITEMS



SEE OTHER SIDE FOR REAL ESTATE,
PERSONAL PROPERTY ITEMS AND AUCTION INFORMATION



LAWN EQUIPMENT TO BE SOLD AFTER VEHICLES

Gravely 17 h.p. zero-turn mower, 48" cut, same as new
Cub Cadet MTD riding mower, 38" cut
2 Push mowers
Hedge trimmers
Lot gas cans
Lot oil & grease
Wheelbarrows
Lot garden hose

WOODWORKING TOOLS

Craftsman #10 10" table saw
Craftsman 10" table saw on stand
Craftsman bench top 10" band saws
Bench top drill press
Skill scroll saws
Carving sets
Craftsman router & table
Craftsman workshop cabinets
Craftsman tool chest/workbench
Lot electric drills, sanders & saws
Power saws
Craftsman miter saws
Assorted floor roller stands
Lot metal shelving
Small work benches
Lot wood clamps
Paint sprayers
Lot assorted new lumber

GUNS, COLLECTIBLES & MISC

Marlin Model 336, 30-30 cal., lever action rifle
Marlin Model 39A, 22 cal. rifle
Double barrel 12 ga. shotgun
Bolt action 12 ga. shotgun
Gun cabinet
Army uniform
Lot pocketknives

SHOP TOOLS & MISC

Sears 225 amp arc welder
100 Amp batter chargers
Ready electric heater
Portable air compressor
2-Wheel bench grinder on stand
Lot carrier tool cases
Lot wrench sets
Lot 1/2 & 3/8" drive socket sets
Floor jack
Set jack stands
Lot roller carts
Lot hardware
Large lot hand tools
Lot screwdrivers & pliers
Mailbox
Lot step ladders
Lot aluminum ladders
Lot rope
Shop vac
Lot electric grinders
Large lot yard & garden tools
Lot drills
Lot drill bits
Electric testers
12V Air compressors
Metal fish tape
Shop stools
Vise-grips
Torch
Lot nails & screws
Trouble light
Extension cords
Lot impact & air tools
Lot plumbing & electrical supplies
Lot new household hardware

Lot golf balls
Lot golf clubs & bags

HOUSEHOLD & MISC

Curved glass china cabinet
Corner shelves
2 Bedroom sets complete, bed, dresser & chest of drawers
Maple dining room set, table, chairs & hutch
China cabinet
Couch & chair set
Recliners
Electric organ
Set St. Arch drums
Lot computer equipment
Lot glassware
Lot china
Lot dishes
Lot electric appliances
Lot kitchen utensils & silverware
Large lot cookware
Lot bakeware
Large lot bedding
Oil stove
Treadmill
Lot storage cabinets
Lot wall hangings
Lot sheets & bedding
Lot picture plates
Lot TVs
Large lot books
Lot lamps Stereo console
Lot radios

ANTIQUES & COLLECTIBLES

Blue gas iron
Brass school bell
Music box collection
Baby Grand upright piano
Belt buckle collection
Wooden smoke stand
Typewriters
Assorted clocks
Assorted chairs
Lamp table

COIN COLLECTION TO BE SOLD AT 12:30 P.M.

1911D \$10 Indian head Gold Eagle
1851 Liberty head \$2.50 Gold piece
1925D Indian head \$2.50 Gold piece
1888 Morgan silver dollar
1888-0 Morgan silver dollar
1883-1902 V nickels
1921,1921D Morgan Silver dollars
1864,1865,1867 2-Cent pieces
1923,1926,1927,1935 Peace silver dollars
1925 Stone Mountain commemorative half-dollar
1876 Seated quarter
1854 Seated quarter
1857 Seated dime
1885 Seated dime
1907,1908,1910,1912 Barber dimes
1890 Seated dime
5-1964 Kennedy halves
3-1965 Kennedy halves
2-1971 Kennedy halves
Assorted mercury silver dimes
2-1776-1976 Eisenhower dollars
28-1776-1976D Eisenhower dollars
1925P Standing Liberty quarter
1971,1972 Eisenhower dollars
1832 Coronet head large cent
9-1860 to 1909 Indian head pennies
Assorted foreign coins



OWNER: ESTATE OF THE LATE THOMAS (TOMMY) H. HAMLETT

AUCTIONEER'S NOTE:

Please note this is just a partial listing of household & tools. The home and garage are packed full and boxed up. No telling what may be found by day of sale. Tommy loved to collect most everything. Everything is nice and in top shape. What a nice variety of motorcycles, cars & truck. All have titles and are in order. Also, if you are in the market for some investment property, you will need to take a look at these **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:
CALLKAIMANN.COM