



KAIMANN

AUCTIONS & REAL ESTATE



CHARLIE

ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

Having decided to downsize and moving to town, I will sell all the following on:

SATURDAY, MAY 14, 2016

Beginning at 10:00 A.M.



Location: 125 Apple Grove Road, Foley, Missouri 63347

DIRECTIONS: From Winfield, MO go NORTH on Hwy 79, 6 miles to RIGHT on Applegrove Rd. to property on LEFT. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

ABSOLUTE REAL ESTATE TO BE SOLD AT 12:30 P.M.



OPEN HOUSES ON REAL ESTATE ONLY:
THURSDAY, APRIL 14, 2016 FROM 4:00 - 6:00 P.M. AND THURSDAY, APRIL 28, 2016 FROM 4:00 - 6:00 P.M.

12.148 ACRES M/L IN SECTION 23, 26 & 27, T50N, R2E OF THE 5TH P.M., LINCOLN COUNTY, MO. Exact legal to govern.

IMPROVEMENTS BEING:

RESIDENCE #1 A three bedroom two bath home, being 3 bedrooms, 2 full baths, kitchen, living room, dining room combo with main floor laundry that is approximately 1875 sq. ft. Home has FA gas heat and central air and is on a deep well and septic system. House has shingle roof and vinyl siding and has 24'x24' covered deck off of back of home. Also has a 24'x30' 2 car unattached garage and a 20'x20' finished office or hobby building. Propane gas tank will sell with property. This is a very nice home in very good repair

RESIDENCE #2 Home consists of approximately 1150 sq. ft. being 2 bedrooms, kitchen, living room, dining room, laundry room and 1 full bath. Home has FA gas heat, central air, on deep well and has septic system. Propane gas tank will be sold with house. This second home is in need of some minor repair and TLC.

What a great property! 2 homes on 12.148 acres m/l. Here is a place for that large family and a place for horses & other livestock... A place in the country that has it all and could also be a great income producing property as well.

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 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

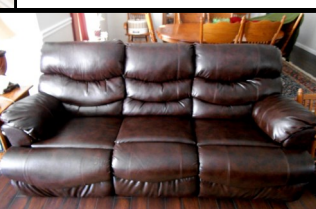
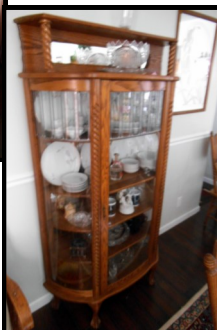
ANTIQUES & COLLECTIBLES

- 2 Glass front bookcases
- Set 4 spindle back chairs
- Oak dining room set w/double pedestal round top table w/2 leaves, 6 chairs and curved glass china cabinet - beautiful set
- Oak potty chair
- Rocking chair
- Bow front chest of drawers
- Double wedding ring quilt
- Oak king size bed complete, very nice
- Collection of approx. 20 cake plates



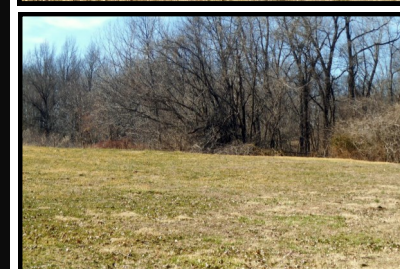
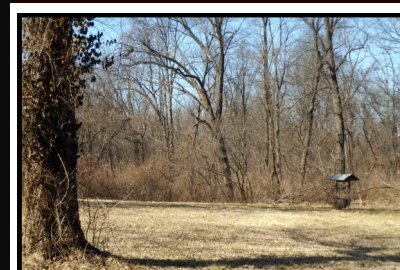
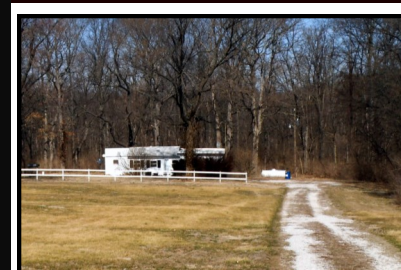
HOUSEHOLD & MISC.

- Front load Maytag washer & dryer
- Leather recliner, chair & ottoman set
- 4 Piece end table set
- Leather couch
- 2 Oak base stools
- Lot Christmas decorations
- Kirby vacuum
- Oak glass front china cabinet
- Lot large cooking pots
- Kenmore sewing machine
- 3 Large TVs
- Large desk
- Small drop front desk
- Card table & 4 chairs
- 3 small area rugs
- 1 10'x12' area rug
- Lot luggage
- Porch glider
- Like new gas grill
- Patio table & chairs
- Picnic table
- Lot storage cabinets
- Lot linens & bedding
- Lot electric kitchen appliances
- Lot dishes, pots & pans



Lot household & misc.
Approx 3000 33 LP records

PLEASE NOTE: This is just a partial listing of household & furniture



RIDING MOWER & TOOLS

- John Deere LX277 riding mower, 42" deck
- Yard sweep
- Air compressor
- B & D limb saw
- Propane fold-up 2 burner camp stove
- Lot garden hose
- Lot extension cords
- Lot wrenches & misc. tools
- Fold-up aluminum ladder
- Assorted hand tools
- Several 20 lb. propane tanks
- 2 Weed eaters
- Lot gas cans
- Lot yard decorations

AUCTIONEER'S NOTE:

If in the market for a place in the country with a beautiful home and a place for another family, here is one you need to take a look at. Having 2 homes and room for another could make this truly a good income property. Everything is neat and clean and is in good repair. See you at the sale! Thank you, Charlie & Ben

OWNER: JACKIE DAVIS
(THE LATE SONNY DAVIS)

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