



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION

In order to settle the Estate of the late Wanda Metze, we will sell the following real estate on:

**SATURDAY, JUNE 11, 2016**  
Beginning at 11:00 A.M.



Location: 142 Hammett Rd., Winfield, MO 63389

DIRECTIONS: From Troy, MO, go east on Hwy 47 for 6 miles to right on Hammett Rd., go .4 mile 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, MAY 26, 2016 FROM 4:00 - 6:00 P.M.**

**4.00 Acres m/l in Section 24, T49N, R1E with 525 ft. of county blacktop road frontage. Exact legal to govern.**

Improvements include a 1990 24'x44' mobile home set up on concrete piers. This 1056 sq ft. home consists of kitchen, living room, den with woodburning fireplace, 2 bedrooms, 2 full baths and laundry room. Home has FA electric heat with central air. Exterior of home is vinyl siding with shingle roof and covered back porch. Home is on deep well and has septic system. Outbuilding consists of a 1-car 24'x26' garage with 26'x20' covered carport with blacktop driveway. Acreage is half open and half woods with some fencing. Home and outbuilding are in need of some repair and remodeling. Property is located in the public water & sewer district area with public water & sewer available. Property is located in the Troy R-III School District.

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, 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), Direct Line: 636-236-0043 or go to: [www.CALLKAIMANN.com](http://www.CALLKAIMANN.com)



#### AUCTIONEER'S NOTE:

Here is a property that would work as a great investment property. With sewer and water available, property could possibly be split into several home sites. Could be that place to raise a family and have that 4-H project!  
See you at the sale. Thank you, Charlie & Ben

**OWNER: ESTATE OF  
THE LATE WANDA METZE**

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)