



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION - 147 ACRE LINCOLN COUNTY FARM

In settling the Estate Of The Late Ronald E. Eisenbath, I will sell all the following on

## SATURDAY, JULY 22, 2017

### Beginning at 11:00 A.M.

Location: 3130 Hwy 61, Elsberry, MO 63343



**DIRECTIONS:** From Troy, MO, go north on Hwy 61 nine miles to lane on right. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

#### OPEN HOUSES:

**THURSDAY, JUNE 29, 2017 FROM 4:00 - 6:00 P.M. & WEDNESDAY, JULY 12, 2017 FROM 4:00 - 6:00 P.M.**

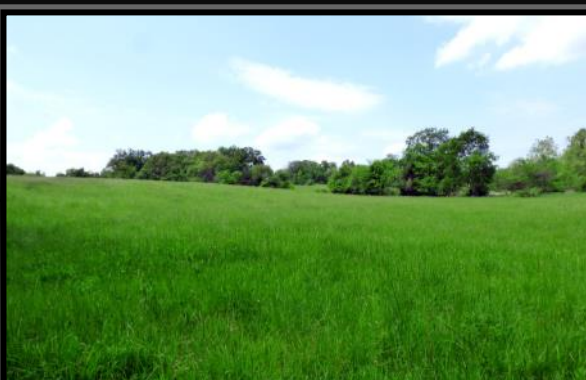
**TRACT 1**



**TRACT #1** 44.628 Acres within part of Section 12, T50N, R1W and part of Section 7 and part of US Survey 1680, T50N, R1E of the 5<sup>th</sup> P.M. Lincoln County, MO. Exact legal and survey will govern.

Home is approximately 14 years old and consists of 1570 sq. ft. of living space being kitchen/dining room combination, living room, 3 bedrooms, 2 full baths and laundry room with 1/2 bath. Home has open floor plan with wide hallways and doors, oak cabinetry and much more. Home has full walkout basement, oversized 2-car side entry garage with service door, front porch and large rear deck. This is a very nice custom built home with lots of extras. House has deep well and is on septic system. Outbuilding consists of 42x50 pole barn shed/shop combo with electric. This is a beautiful rolling piece of property with creek along east side of tract. This 44.628 acre tract has approximately 25 acres in alfalfa and the balance in woods and creek. Property also features an approx. 2 acre lake and is partially fenced and cross fenced. This tract will include 40 ft. wide road from Hwy 61.

**TRACT 2**



**TRACT #2** 42.872 Acre tract of land within part of Section 12 and part of US Survey 1680, T50N, R1W of the 5<sup>th</sup> P.M. Lincoln County, MO. Exact legal and survey will govern.

This tract has approximately 25 acres in hay and pasture with the balance being woods and creek. Access from Hwy 61 will be an easement over existing road, and there will be a road maintenance agreement that will share the cost of maintenance equally by property owners using the road.

**TRACT 3**



**TRACT #3** 54.139 Acre tract of land within part of US Survey 1680, T50N, R1W of the 5<sup>th</sup> P.M. Lincoln County, MO. Exact legal and survey will govern. This tract is approximately half open and the balance in woods, with creek running all along the west side. There is approximately 25 acres in grass and has been used for hay. This tract has county road frontage fronting on Barrett Rd. Access to Tract #3 will be from Barrett Road.

**DIRECTIONS TO TRACT #3:** Go north from Troy, MO on Hwy 61 approximately 8 miles to right on Barrett Road, go 1.1 miles to property on left.

**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.

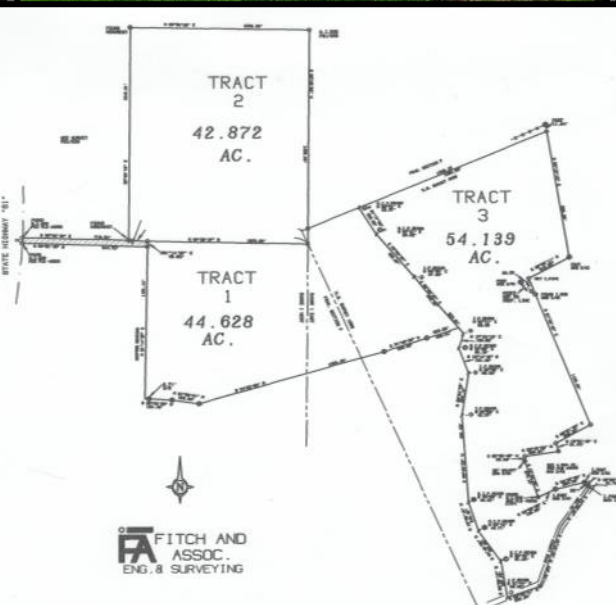
What a piece of country living these 3 tracts have to offer! Ideally located just minutes from school and town, this is a great place for cattle, horses, pets, 4-H & FFA projects. Property also provides great deer and turkey hunting, and is located in the Silex School District. This is a beautiful farm in a super location!

For more information or to view property prior to sale, contact Charlie at:  
Office: 636-462-SALE (7253), Direct Line: 636-236-0043 or go to: [CALLKAIMANN.com](http://CALLKAIMANN.com)

**AUCTIONEER'S NOTE:**

Order of sale will be: TRACT #1 will be sold as one deal, total purchase price. I will sell choice on TRACT #2 and TRACT #3, sold by the acre, times surveyed acres. Bring your side by side and see and enjoy a beautiful farm. Thank You, Charlie & Ben

**OWNER: ESTATE OF THE LATE RONALD E. (RON) EISENBATH - SCOTT HOFFMAN, TRUSTEE**



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)