



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE AUCTION

Due to the loss of my husband and moving to town, I will sell all the following on:

SATURDAY, JUNE 17, 2017

Beginning at 10:30 A.M.

Location: 106 N. Corner Stone Church Road, Eolia, MO 63344



DIRECTIONS: From Troy, MO, go north on Hwy 61 approx. 18 miles to the Eolia Exit, make left and go west on Hwy FF to straight ahead on Welch Rd and go approx. 1 1/2 miles to right on N. Corner Stone Church Rd to sale on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

REAL ESTATE TO BE SOLD AT 12:30 P.M. 129 ACRE FARM W/HOME & IMPROVEMENTS, SOLD ABSOLUTE AUCTION



OPEN HOUSES ON REAL ESTATE ONLY:

THURSDAY, MAY 25th, 2017 FROM 3:30 - 6:00 P.M. AND THURSDAY, JUNE 8th, 2017 FROM 3:30 - 6:00 P.M.

TRACT 1 TO BE SOLD AS ONE PIECE, TOTAL PURCHASE PRICE. TRACT 2 & TRACT 3 WILL BE SOLD CHOICE, BY THE ACRE, TIMES SURVEYED ACRES.

TRACT #1 22 Acres m/l in US Survey 1710 & E. ROW Co. Rd. 31, exact survey and legal to govern Home sets in the middle of the mostly open 22 acres. Property is mostly fenced and is in hay and pasture. Home consists of approximately 1500 sq. ft. being 3 bedrooms, kitchen, living room and 2 full baths on main level. Home has full walkout basement that is partially finished. Home has large covered deck with 2-car attached garage. Home has deep well and is on septic system. Other improvements include a 90'x40' shop/machine shed combo. Building is of pole barn structure with metal roof and sides, and has concrete floor & electric. Building #2 is a 64'x69' barn/hay shed combo and is a pole barn structure. Property features 2 lakes and a spring fed well for livestock. Home was built in 1996 and is a modular home on a 9 ft. pour basement. What a home in the country!

TRACT #2 37 Acres m/l in US Survey 1710 & E ROW Co. Rd., exact legal to govern This is 37 acres with County Road on 2 sides that is fenced, terraced and all tillable. Property features building sites and is income producing. There will be 27 acres in crop for this year, with 2017 rent payment of \$2581.10

TRACT #3 70 Acres m/l Section 7 & Survey 1708, T51N, R1W This tract is approximately 50 acres tillable with the balance in woods and creek. Brushy Creek borders along the north side of property. This is a good productive piece of dirt. Property is income producing, offers great hunting, and has beautiful building sites overlooking creek bottom. There will be 38 acres in crop this year, with 2017 rent payment of \$3632.65.

2017 Cash rent of \$6213.75 will be prorated on tillable acres and will go to buyer at closing and final payment in October 2017. This is a very nice combination farm with a great set of improvements.

TERMS: 10% DOWN DAY OF SALE WITH THE BALANCE OF CASH ON OR BEFORE 30 DAYS AFTER SALE. POSSESSION OF TRACT #1 WILL BE TRANSFERRED AT CLOSING. POSSESSION OF TILLABLE RENTED GROUND WILL BE AT COMPLETION OF HARVEST FOR TRACT #2 & TRACT #3.

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

TRACTORS & EQUIPMENT - TO BE SOLD APPROXIMATELY 11:30 A.M.

FORD 3000 GAS TRACTOR, 3 pt. hitch, w/2677 hours, nice clean tractor
16 FT. BALL HITCH GOOSE NECK TRAILER, homemade
Ford 8 ft, 3pt PTO finish mower 6 Ft, 3 pt blade
Ford 3 pt, 6 ft brush hog 6 Ft, 3 pt box blade
New Holland #270 Hayliner square baler



MULE

2005 KAWASAKI MULE #3010, 4WD, bought new, top shape



RIDING MOWER & MISC

POULAN #500 RIDING MOWER
Small tiller
Assorted yard tools
2-Wheel yard cart Garden hose



SHOP TOOLS & MISC

225 Amp Lincoln welder
Powermate 8 hp generator
Lot wrenches & hand tools
Lot sockets & screwdrivers
Power Boss gas power washer
Stihl weed eater
Lot used hardware
Pipe clamps
Jack stands
Lot small tool boxes
12V Sprayer
Lot shop tools
Craftsman roll around tool box



Bench grinder
Floor jacks
Power saw
Paint gun
Lot log chains
Lot hand tools
Tree deer stands
Lot fencing supplies
Live trap
Set ladders
Lot coolers
Approx. 1 load shop tools

TRUCK & JEEP

1993 JEEP GRAND CHEROKEE 4X4, automatic, miles full, runs good
1992 GMC 1/2 TON PICKUP, automatic, 126,XXX miles, runs good



HOUSEHOLD & MISC.

2 Couch & chair sets
Amana refrigerator
Oak table & 4 chairs
Bar-B-Q pits
Computer table
Misc shelving

3 Clocks
Lot blankets
Lot Christmas decorations
Console stereo
Yard tools
Approx. 1 trailer misc household

Sewing supplies

AUCTIONEER'S NOTE:

What a great place in the country! Don & Nicole were very proud of their farm and it shows! Here is a farm that has it all...creek, spring, income, and a beautiful place to live. Bring your 4-wheeler or side by side for Open House. See you at the sale! **Thank you, Charlie & Ben**

OWNER: NICOLE KNUDSEN (THE LATE DON KNUDSEN)

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 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