



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION - 24 ACRES M/L IN SOUTHEASTERN LINCOLN COUNTY

Due to health reasons and no longer being able to care for a household, I will sell the following on:

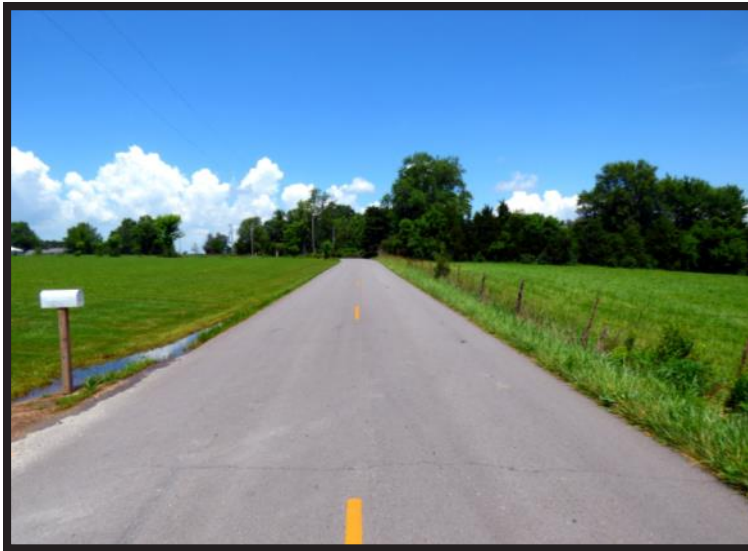
## SATURDAY, AUGUST 19, 2017

Beginning at 11:00 A.M.



Location: Meier Road, Old Monroe, MO 63369

**DIRECTIONS:** From Old Monroe, go north on Hwy 79 to left on Brevator Rd, go approx. 1 mile to right on Meier Road, go approximately ¼ mile to property on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**



### OPEN HOUSE ON REAL ESTATE: THURSDAY, JULY 27, 2017 FROM 4:00 - 6:00 P.M.

#### REAL ESTATE - SOLD ABSOLUTE

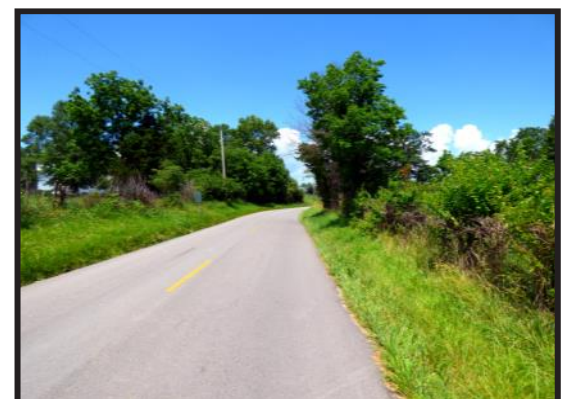
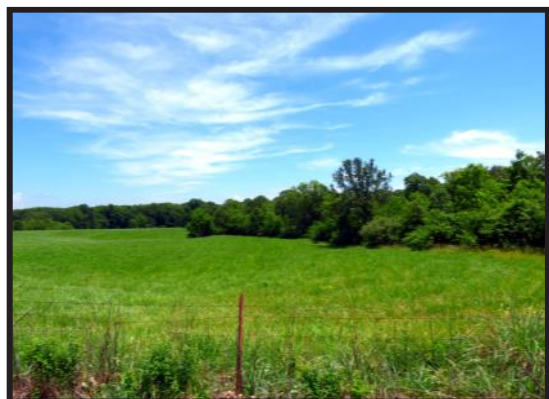
Part of a tract of land in Section 3, T48N, R2E of the Fifth Principal Meridian, Lincoln County, MO. Exact survey and legal to govern.

Property is 24 acres m/l with pond. Acreage is approximately ½ woods with the balance in grass and being used for hay production at this time. Property fronts on blacktop county road and has county water available. Ground lays gently rolling with several nice building sites. Property is located in a very nice area of southeastern Lincoln County and is very well located close to good roads and highways to commute to work, schools and town. This tract is located in the Winfield R-4 School District.

**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.

Property will be sold by the acre. Acreage will be adjusted to surveyed acres. Survey will be paid for by seller.

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:**  
[CALLKAIMANN.com](http://CALLKAIMANN.com)

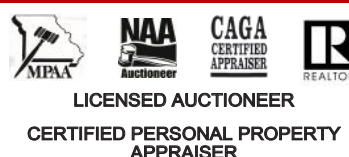


#### AUCTIONEER'S NOTE:

What a great piece of property located in the Old Monroe area of southern Lincoln County! What a place to build that dream home and raise the family, with a beautiful country setting! See you at the sale!  
*Thank you, Charlie & Ben*

**OWNER: NAOMI E. SOMMER  
(THE LATE NORBERT H. SOMMER)**

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)