



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ESTATE AUCTION

In order to settle the Estate of the Late Lillian M. Rhodes, we will sell all the following on:

SATURDAY, APRIL 21, 2018

Beginning at 10:00 a.m.

Location: 11 Millcreek Church Road, Silex, MO 63377

DIRECTIONS: From Troy, MO, go north on Hwy 61 to left on Hwy E (Silex Exit) and go 1/2 mile to property on right.
WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!



— OPEN HOUSES ON REAL ESTATE —

THURSDAY, MARCH 29th, 2018 & THURSDAY, APRIL 5th, 2018 FROM 4:00 - 6:00 P.M.



REAL ESTATE - TO BE OFFERED AT 12:00 NOON

Being a part of Fractional Quarter Section 2, T50N, R1W, being 4 1/2 acres m/l, along with 1 1/2 story home and outbuildings.

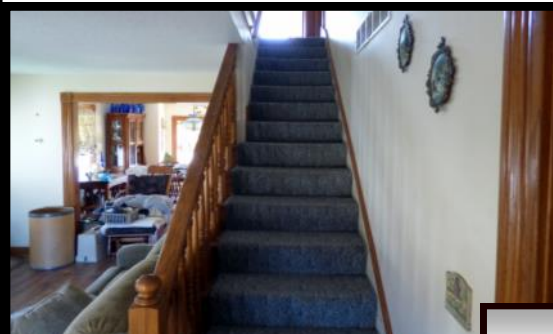
Home consists of Kitchen, dining room, living room combination, 1 bedroom, 1 full bath and laundry room on main level and 3 bedrooms and 1 full bath on upper level. Home has partial basement with walkout. Home has propane FA gas heat with add on wood furnace and central air. House has shingle roof, aluminum and vinyl siding. House has deep well and is on septic system. Outbuildings consist of 33'x27' 2-car unattached garage w/work area, small smoke house and chicken house. This is a country style home with that one of a kind charm. Home has many updates, and acreage for the family to grow up on and have place for 4-H & FFA animals and horses.

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: CALLKAIMANN.com



CAR - 2004 LINCOLN SIGNATURE
4-DOOR CAR, 95XXX ACTUAL MILES,
WHITE WITH BLACK ROOF, VERY NICE CAR

TRACTOR & MOWER & MISC

- Farmall "A" tractor w/belly mower (motor needs work)
- Cub Cadet LTX 1040 riding mower, 36" cut
- Cub Cadet FT 24 garden tiller
- Push mower
- Assorted hand tools
- Hand sprayers
- Gas weed eater
- Lot yard tools
- Step ladder
- Wheelbarrow
- Assorted hardware
- Air compressor



ANTIQUES & COLLECTIBLES

- Oak 5 stack lawyer's bookcase
- Oak round top dining room table & buffet
- 3 Split hickory chairs
- Large oak framed wall mirror
- Oak drop front desk
- Oak 2-drawer sewing machine & cabinet
- Assorted carnival glass bowls
- Set England china
- Coffee jars
- Lot blue glass
- Assorted vases
- Assorted china plates
- Lot figurines
- Granite coffee pots
- Crock jugs & jars
- Pressed glass bowls
- Iris glass bowls
- Quilts
- Boy & girl's bicycles
- Lot bikes



HOUSEHOLD & MISC

- Pine bedroom set, bed, dresser, chest & 2 night stands
- Oak glider & footstool
- Kitchen table & 4 chairs
- Overstuffed loveseat & chair
- 4 Oak straight back chairs
- LG flat screen TV, 30"
- Washer & dryer
- Oak china cabinet
- Glass front curio cabinet
- Lot kitchenware
- Lot pots & pans
- Lot cookware
- Lot glasses
- Lot linens & towels
- Floor vac
- Lot lamps
- Portable sewing machine
- Lot crock pot cookers
- Lot canning supplies

AUCTIONEER'S NOTE:

If in the market for a neat 1930's 1 1/2 story home on small acreage, here it is! Also, this property is in a great location with the best of roads, and in the Silex School District. See you at the sale! *Thank you, Charlie & Ben*

OWNER: ESTATE OF THE LATE EDWIN & LILLIAN RHODES

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