



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

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

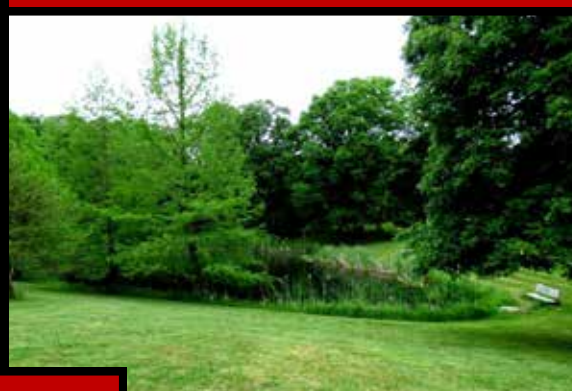
SATURDAY, JULY 28th, 2018

Beginning at 10:00 a.m.

Location: #7 West Loop Rd, Winfield, MO 63389



DIRECTIONS: From Troy, MO, go east on Hwy 47 seven miles to left on Hwy W, go one mile to left on West Loop Rd to straight ahead to property.
WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!



OPEN HOUSES ON REAL ESTATE

THURSDAY, JULY 5, 2018 4:00 - 6:00 P.M. & THURSDAY, JULY 19, 2018 4:00 - 6:00 P.M.

ABSOLUTE REAL ESTATE - TO BE SOLD APPROXIMATELY 1:00 P.M.

18 Acres m/l, Section 11, T49N, R1E, Lincoln County, MO....Acreage to be adjusted to new survey & legal.

Property has Hwy W and county road frontage and has approximately 3 acres open and the balance in woods with some very nice trees. Improvements include a 1277 sq. ft. home being 2 bedrooms, kitchen, living room, 1 1/2 baths and large rec area/shop area. Home has a partial basement with FA gas heat and central air. Propane tank is owned and will be part of real estate. House is on county water and septic system. Some flooring, windows and roof were updated approx. 201. Improvements include a 1277 sq. ft. home being 2 bedrooms, kitchen, living room, 1 1/2 baths and large rec area/shop area. Home has a partial basement with FA gas heat and central air. Propane tank is owned and will be part of real estate. House is on county water and septic system. Some flooring, windows and roof were updated approximately 2014. Outbuildings consist of 30'x40' garage shop building with concrete floor & electric, a 24'x24' metal storage building and a small yard shed. Property is very well located and set up for country living with a nice pond, woods to hunt in, and a place for that horse or 4-H project...a nice place!

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 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

TRUCK & BOAT - TO BE SOLD APPROXIMATELY NOON



2005 DODGE DAKOTA PICKUP, 4 door, 108,XXX miles, bought new, one owner, very nice



2006 LOWE 16.5 FT DEEP V-BOTTOM CRAPPIE BOAT - Model 1655 with 60 hp Mercury outboard motor and trailer, very nice

Lot boating supplies
3 Assorted Evinrude motors, 6 hp, 9.9 hp & 15 hp, no titles
Large lot rods, reels and fishing supplies

GOLF CART & GATOR

JOHN DEERE #620 GATOR XVV W/284 HOURS, LOOKS LIKE NEW
YAMAHA GOLF CART W/GAS MOTOR



SHOP & WOODWORKING TOOLS

- Cast iron frame workbenches
- Craftsman 10" table saw
- Delta 6" jointer planer on stand
- Tool boxes
- Lincoln welder
- 3 Bench grinder
- Wheelbarrows
- Portable air compressor
- Lot hand woodworking tools
- Propane flameless wall heater
- Lot hardware
- Assorted chainsaws
- Assorted weedeaters
- Drill press
- Lot hand tools
- Lot yard tools
- Scroll saws
- Lot end wrenches
- Lot extension cords
- Dust collector



ANTIQUE RADIOS, PARTS & MISC.

- Assorted floor model radios
- Lot assorted radios, shelf models
- Large lot radio tubes & parts, 1950-1960's
- Lot cameras
- Kraut cutter
- Crock jars
- Lot radio repair parts
- Lot testers
- Lot radio equipment



GUNS & MISC

- LC Smith 12 ga. S & S shotgun, very nice case coloring, Serial #32570
- LC Smith 16 ga. S & S shotgun, case coloring, Serial # 96571
- LC Smith 20 ga. S & S shotgun, case coloring, Serial #194456
- Browning BPS 16 ga. shotgun, like new
- Tri Star Viper 28 ga. semi-auto shotgun
- Taurus Circuit Judge 45LC/410 ga.
- Ruger Single Six 22 cal., fixed sites
- Smith & Wesson Police Positive .38 special, 4" barrel
- Ruger New Model .44 mag Super Blackhawk
- Marco 1841 Navy Brass .44 cal. black powder pistol
- Remington 1100 Wingmaster 12 ga. shotgun, 3 barrel set
- Remington Model 11 12 ga. shotgun
- Remington Model 100 Wingmaster 12 ga. 3" mag
- Master Mag 20 ga. pump shotgun w/extra barrel
- Marlin 30-30 lever action rifle
- Marlin 39A .22 S,L,R rifle
- Harrison & Richards 10 ga. single shot
- Stevens Model 311 12 ga. S & S shotgun
- Remington Model 514 .22 bolt action
- Mauser 8mm rifle w/scope

ALL FFL RULES & REGULATIONS APPLY



MOWERS & LAWN TOOLS

- SwisherZT 60" zero turn mower
- Cub Cadet #102 36" riding mower
- John Deere 112L 42" cut riding mower
- Yard Machin MTD 13 hp 38" cut mower
- 5 HP garden tiller



TRACTOR & EQUIPMENT

- 8N Ford tractor, 3 pt, runs good
- King Kutter 5 ft, 3 pt finish mower
- Brush Hog 6 ft, 3 pt hitch brushhog
- 2 Wheel wood trailer, no title
- Woodsplitter, 5 hp gas motor



MODEL AIRPLANE MOTORS & PARTS

- Motor
- Assorted model planes



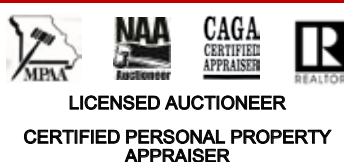
HOUSEHOLD & MISC

- Oak flat top desk
- S-Shape rolltop desk
- Oak breakfast set
- Chest freezer
- Washer & dryer
- Refrigerator
- Arm chair
- Set single beds
- Lot cookers
- Lot misc household
- Assorted wall hangings
- Overstuffed couch and chairs
- Lot assorted pots & pans
- Lot dishes & kitchenware
- Lot lamps
- Assorted bar-b-q pits
- Lot shelving
- Lot lawn chairs
- Dog crate

AUCTIONEER'S NOTE: If you are in the market for a home in the country, here it is! Property also features several beautiful home sites. Everything is neat & clean and in the best shape. This sale has something for everyone. See you there! *Thank you, Charlie & Ben*

OWNER: JOSEPH (JOE) VANDERBOS

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