



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

Due to health reasons, I will sell all the following to the highest bidder at public auction on:

SATURDAY, NOVEMBER 17TH, 2018

Beginning at 10:00 A.M.

Location: 701 Main Street, Troy, MO 63379

DIRECTIONS: From Troy, MO at Hwy 47 & 61 interchange, go west on Hwy. 47 one mile through town to LEFT on Main Street then approximately 1/2 mile to 701 on the RIGHT. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE.

ABSOLUTE REAL ESTATE - TO BE SOLD AT 12:00 NOON

——— OPEN HOUSE ON REAL ESTATE ———
THURSDAY, NOVEMBER 1ST, 2018 3:00 - 5:00 P.M.



701 Main Street, Troy, MO

All of the North 40 ft. of Lots #170 and #194 of the Original Town, now City of Troy, MO

Improvements consist of 2 bedroom, 2 full bath home with kitchen-living room combo, a main floor laundry and a partial basement. Home has a shingle roof, natural gas energy efficient furnace, central air and has city utilities of sewer and water. Here is a great little investment property. Would make a great starter home, income producing rental property, or possibly a business location. Property is zoned as single family at this time.

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 POSSESSION WILL BE 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

PORTABLE METAL CARPORT

(To be sold after Real Estate)
21' X 12' Single Carport



ANTIQUE KITCHEN UTENSILS

- Collection nut choppers
- Large collection salt & pepper shakers (100+ sets)
- Large collection cook books
- Collection wooden handle potato mashers - approx. 50
- Collection of red & green wooden handle utensils - approx. 100
- Assorted cast iron pans & baking pans
- Collection wooden kitchen utensils
- Collection metal spice tins
- Lot tinware cups & cookware
- Lot dated blue & green jars
- Lot milk & cream bottles



HOUSEHOLD & MISC.

- Refrigerator
- Lot blankets
- Lot towels & linens
- 2 Double beds
- 2 Gliding rockers
- Lot pots & pans
- Lot household & misc.

*NOTE - This is a partial listing of household

CAR - TO BE SOLD AT 11:30 A.M.



2004 CHEVY MALIBU
4 DOOR, WHITE
48,XXX MILES,
ONE OWNER, RUNS GOOD

ANTIQUES & COLLECTIBLES

- Oak curved glass china cabinet
- Oak round top claw-foot dining room table & 5 chairs
- Rectangle wall mirror
- Oak large glass & claw lamp table
- Jumbo wash house wood stove
- Oak wall telephone
- Oak dresser w/ mirror
- Electric open coil flip toaster
- Collection all sizes sad irons, approx. 50
- Oak wash stand w/ towel rack
- Oak & wrought iron stool & shoe rest set
- Wall mount coffee grinder
- Oak treadle sewing machine
- Oak hall tree w/ seat
- Lot shaving & bathroom supplies
- Assorted beer & cigarette advertising
- Lot butter molds
- Assorted oil lamps
- Assorted wooden butter churns and drum churns
- Wall hanging oil lamps
- Sugar bucket
- Assorted kraut cutters
- Coffee grinders
- Egg scale
- Brass base barn lantern
- Assorted crock jugs & jars



ANTIQUE GLASSWARE

- Bavaria china spice set
- Collection butter & cheese dishes, approx. 50
- Assorted 1 gallon butter churns
- Lot carnival glass
- Lot carnival glass bowls
- Lot iron stoneware
- Assorted covered dishes
- 3 Assorted pitcher & bowl sets



AUCTIONEER'S NOTE:

Barb loved to collect antiques and did so all of her life. Many of the antiques and collectibles to be sold are heirlooms of family and close friends. This is a very nice line of collectibles to be sold. See you at the sale.

Thank You, *Charlie & Ben*

OWNER: BARBARA J. MUDD

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