



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION

In settling the Estate of the late Norma Jane McCarty, we will sell the following Real Estate at public auction to the highest bidder on

**SATURDAY, JUNE 22, 2019**  
Beginning at **11:00 A.M.**



**Location: 174 E. Lincoln St., Hawk Point, MO 63349**

**DIRECTIONS:** From Troy, MO, go west on Hwy 47 to Hawk Point, make left on Hwy 47 and go 2 blocks to left on E. Lincoln St. to end of street to property on right. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

**— OPEN HOUSE —**  
**THURSDAY, MAY 30, 2019 - FROM 4:00 TO 6:00 P.M.**



**7.75 Acres m/l in Section 34 T49N, R2W of the 5<sup>th</sup> PM located in the City of Hawk Point, MO**  
**Acreage to be adjusted to survey. Survey to be paid for by seller.**

Improvements include a 1971 single wide mobile home, being 2 bedrooms, 1 bath with kitchen & living room. Home is 46'x12' with city sewer and water. Home is in need of some repair but was lived in by Mrs. McCarty until she went to nursing home.

What a great piece of investment or development property all located in the city limits of a small country town. Property is located in the Troy School District. Investors, here is one you better take a look at.

**TERMS: 10% DOWN DAY OF SALE WITH THE BALANCE OF CASH ON OR BEFORE 30 DAYS AFTER SALE**  
**WITH POSSESSION TRANSFERRED AT CLOSING & EXCHANGE OF FUNDS.**

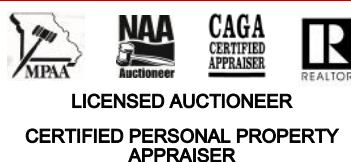
For more information or to view property prior to the auction, contact Charlie at:  
Office: 636-462-SALE (7253), Direct Line: 636-236-0043 or go to: [CALLKAIMANN.com](http://CALLKAIMANN.com)

**AUCTIONEER'S NOTE:**

Here is a very nice piece of property with city utilities. What a great investment property that could be set up as an income property, or would be a great place in a nice small community for that new home with room to move around. See you at the sale! *Thank you, Charlie & Ben*

**OWNER: FROM THE ESTATE OF**  
**NORMA JANE McCARTY**

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)