



KAIMANN

AUCTIONS & REAL ESTATE

LLC



CHARLIE

REAL ESTATE AUCTION

Due to our age and health reasons, we will sell the following real estate at public auction on

SATURDAY, AUGUST 31, 2019
Beginning at **11:00 A.M.**



Location: 1681 Highway EE, Winfield, MO 63389

DIRECTIONS: From Winfield, MO, go west on Hwy 47 to right on Hwy EE, go 5 miles to property on left.
WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

OPEN HOUSE
THURSDAY, AUGUST 15, 2019 - FROM 4:00 TO 6:00 P.M.



REAL ESTATE TO BE OFFERED

20.996 ACRES M/L IN PART OF THE NE ¼ OF SECTION 6, T49N, R2E OF THE 5TH PM. EXACT LEGAL AND SURVEY WILL GOVERN.

This tract of ground has approximately 20 acres tillable with the balance in trees. Property fronts on State Hwy EE blacktop road. County water is available. Property is located in the Winfield School District with very easy access to major roads, schools and shopping. This property has no restrictions, and would be a great place to build that dream home and have a place for livestock, FFA and 4-H projects. Also, with this amount of acreage, this is a nice property to build several homes on. Developers, this is a nice tract of ground with great potential.

**TERMS: 10% DOWN DAY OF SALE WITH THE BALANCE OF CASH ON OR BEFORE 30 DAYS AFTER SALE.
POSSESSION WILL BE TRANSFERRED AT COMPLETION OF HARVEST OF SOYBEANS.**

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

AUCTIONEER'S NOTE:

Here is a very nice piece of property with so much to offer, including blacktop highway road frontage, county water availability, good schools, no restrictions and only 6 miles from all the conveniences of town. If you're looking for a very nice area to build that dream home, here it is! Investors...here is one that may work for you! See you at the sale! *Thank you, Charlie & Ben*

OWNER: FROM THE MEIER ESTATE

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