



# KAIMANN AUCTIONS & REAL ESTATE LLC



CHARLIE

## ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

Due to the loss of my husband, I will sell all the following on:

### SATURDAY, OCTOBER 5, 2019

### Beginning at 10:00 A.M.

### Location: 2045 Kohn Road, Wright City, MO 63390



**DIRECTIONS:** From the Wright City Exit #199, go west on the North Outer Rd 2 miles to right on N Stracks Church Rd and go 1.8 miles to left on Pleasant Hill Rd, go 1 mile to right on Country Farm Rd, go 2 miles to left on Kohn Rd, go 6 tenths mile to property on left. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

## ABSOLUTE REAL ESTATE TO BE SOLD AT 1:00 P.M.



**OPEN HOUSES ON REAL ESTATE:**  
**THURSDAY, SEPTEMBER 5, 2019 FROM 4:00 - 6:00 P.M. AND THURSDAY, SEPTEMBER 19, 2019 FROM 4:00 - 6:00 P.M.**

**4.38 Acres m/l, Section 36, T48N, R2W, Lincoln County, MO Exact legal will govern.**

Improvements include a 1680 sq. ft. home with full basement and 28'x26' two car attached garage. Home consists of kitchen/dining combo opening into large living room/family room combo creating a lovely L-shaped floor plan, large master bedroom with large bath and walk-in closet, additional bedroom and full bath, and large laundry room off kitchen. Kitchen, laundry and bathrooms have tile flooring with wood plank flooring throughout rest of home. Home is total electric with deep well and septic system. Exterior includes shingle roof, vinyl siding and side-entry garage. Home has had many updates: new roof, new furnace & a/c and new flooring in 2018; new pump in deep well, new granite counter tops, center island, cookstove & microwave and new updated septic system in 2019, along with many other updates not listed. Large outbuilding is a 70'x50' finished office shop building. This 3500 sq. ft. building is a stick built with concrete foundation and floor. Shop, store and office areas are all drywalled and finished. Building has storage area with walk-in safe and is total electric with new heating & a/c system throughout. Additional outbuilding is a 40'x30' pole barn structure with concrete floor, electric, 2 rollup doors and is fully insulated.

This is truly a beautiful home and business combination that has it all. I can't say enough...this is a must see to believe! Everything is neat and clean with many top of the line updates. This is a super piece of property with so much to offer. Again, must see to appreciate!

**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, CONTACT CHARLIE AT: Office: 636-462-SALE (7253) or Direct Line: 636-236-0043 or go to: [CALLKAIMANN.com](http://CALLKAIMANN.com)**

GUN SHOP SUPPLIES & MISC (FORMERLY HOEHN GUN SHOP)	OFFICE EQUIPMENT	ANTIQUES & COLLECTIBLES	RIDING MOWER, WOODWORKING & YARD TOOLS
<ul style="list-style-type: none"> <li>Lot assorted rifle barrels, new &amp; used</li> <li>Large lot assorted bullets (many boxes)</li> <li>Large lot Wilson bullet seaters</li> <li>Floor model 2 1/2'x3' metal safe</li> <li>Assorted used scopes</li> <li>Lot new scope rings</li> <li>Lot plastic &amp; metal ammo boxes</li> <li>Lot barrel cleaning brushes &amp; rods</li> <li>Lead sled rifle holder</li> </ul>	<ul style="list-style-type: none"> <li>Assorted metal &amp; wooden desk</li> <li>3 Computers w/flat screens</li> <li>Computer corner 3 section desk</li> <li>2 Copy machines</li> <li>Lot office &amp; desk supplies</li> <li>Office Chairs</li> <li>Approx. 20 metal, 2-door storage cabinets</li> <li>Lot filing cabinets</li> <li>Lot folding tables</li> <li>Lot assorted work benches</li> <li>Lot metal shelving</li> <li>Lot drawer stack filing cabinets</li> </ul>	<ul style="list-style-type: none"> <li>Wood planes</li> <li>Kitchen wood case clock</li> <li>Sad irons</li> <li>2 Stamp machines</li> <li>Lot small collectibles</li> </ul>	<ul style="list-style-type: none"> <li>John Deere 214 riding mower</li> <li>DeWalt miter saw</li> <li>Craftsman table saw</li> <li>Craftsman radial arm saw</li> <li>Craftsman band saw</li> <li>Dust collector</li> <li>Large Craftsman tool chest</li> <li>Power Washer</li> <li>Yard man snow blower</li> <li>2 Push mowers</li> </ul>
			

### AUCTIONEER'S NOTE:

Ron had his gun shop at this location for a number of years. Ron was known for his machinist talent for building rifle barrels. JoAnn was known for her sewing skills. Everything is neat & clean and cared for the best! See you at the sale! Thank you, Charlie & Ben

**OWNER: JOANN R. HOEHN (THE LATE RONALD H. HOEHN)**

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: [CALLKAIMANN.com](http://CALLKAIMANN.com)