

KAIMAN **AUCTIONS & REAL ESTAT**



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

GUN SHOP SUPPLIES & MISC (FORMERLY HOEHN GUN SHOP)

Lot assorted rifle barrels, new & used Lot new & used brass Large lot assorted bullets (many boxes) Lot reloading parts & supplies Large lot Wilson bullet seaters Floor model 2 ½'x3' metal safe Assorted used scopes Lot new scope rings

ot plastic & metal ammo Lot barrel cleaning brushes & rods Lead sled rifle holder





AUCTIONEER'S NOTE:



Lot assorted new & used parts

Lot assorted gun powder

Large lot storage containers

THIS IS A PARTIAL LISTING -FOR ADDITIONAL GUNSHOP ITEMS GO TO OUR WEBSITE CALLKAIMANN.COM

Lot work benches

Lot 8' plastic tables

OFFICE EQUIPMENT Assorted metal & wooden desk

3 Computers w/flat screens Computer corner 3 section desk 2 Copy machines

Lot office & desk supplies Office Chairs Approx. 20 metal, 2-door storage cabinets

Lot filing cabinets Lot folding tables

2 Leather recliners

Lot pots & pans

Lot assorted work benches Lot metal shelving Lot drawer stack filing cabinets

ANTIQUES & COLLECTIBLES

Wood planes Kitchen wood case clock 2 Stamp machines Lot small collectibles





John Deere 214 riding mower DeWalt miter saw

Craftsman table saw Craftsman radial arm saw Craftsman band saw **Dust collector** Large Craftsman tool chest Power Washer Yard man snow blower 2 Push mowers



RIDING MOWER, WOODWORKING & YARD TOOLS

2 Stihl leaf gas blowers Gas weed eater Sprayers Reddy oil space heater Step ladders Floor fans Lot gas cans Lot shovels, hoes, rakes Lot yard supplies

HOUSEHOLD & MISC

Lot corning ware

Glass nie plates

Lot misc wall hangings

2 Sets Mavimci china, service for 8

Large lot sewing & craft supplies

Oak bedroom set, king bed complete, dresser & chest Oak entertainment center Oak 4-piece coffee table set Large lot office furniture 2 Wingback parlor chairs

Couch & loveseat set Square top kitchen table & 4 chairs Speed Queen Washer & Electric dryer Flat screen TV

Kitchen Aid mixer Lot electric kitchen appliances, mixer, crock pot, etc Lot bakeware



Lot kitchen utensils Lot flatware Lot glass bowls & dishes Lot linens & bedding Nikon camera w/3 lenses & case Floor lamps Lot picture frames This is a partial listing

HAND TOOLS & MISC

Socket set Wrench sets Screw driver sets Lot crescent wrenches Lot tool boxes Assorted boxes hand tools Parts washer Shop vac Battery charger

Floor jack

Propane 20 lb tanks

Lot extension cords

Lot pliers, hammers & wrenches

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

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

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.



LICENSED AUCTIONEER CERTIFIED PERSONAL PROPERTY APPRAISER 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