



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION

To be sold from the Estate of the Late Adele Rinaman on

**SATURDAY, OCTOBER 3, 2020**  
Beginning at 11:00 A.M.

Location: 155 Ellis Avenue, Troy, MO 63379

**DIRECTIONS:** From Hwy 61 & 47 Exit, go west on Hwy 47 through town to left on Ellis Avenue to home on right.  
**WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

### OPEN HOUSE ON REAL ESTATE

**THURSDAY, SEPTEMBER 17, 2020 - FROM 4:00 TO 7:00 PM OR BY APPOINTMENT**



**200' x 85' Lot being the north half of lot, 200 feet east and west by 170 feet north and south, all in the City of Troy, Lincoln County, MO Exact legal will govern.**

Improvements Home consists of 864 sq ft being kitchen, living room, 2 bedrooms and 1 full bath. Home has a full basement and 1-car carport with storage area. Home has FA natural gas heat, central air and is on city sewer and water. This would be a great starter home or rental property. Home features a large lot with garden spot, and is located in a very nice part of town

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](http://CALLKAIMANN.com)

**AUCTIONEER'S NOTE:**

This is a great little fixer upper. If you are in the market for a home in town or a rental home project, here it is. See you at the sale! *Thank you, Charlie & Ben*

**OWNER: FROM THE ESTATE  
OF THE LATE ADELE RINAMAN**

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)