



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### ABSOLUTE REAL ESTATE AUCTION

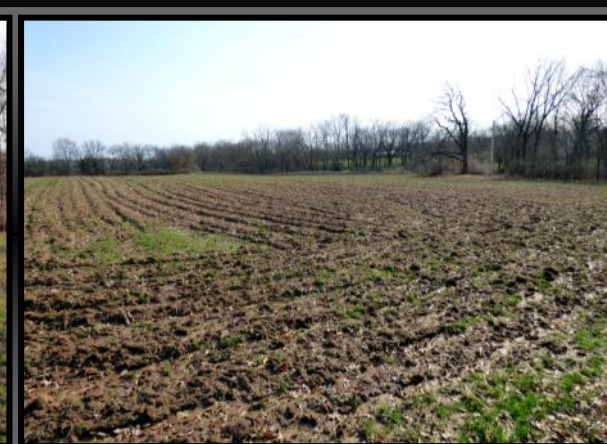
We will be selling the following Real Estate at Public Auction on

**SATURDAY, MAY 1, 2021**  
Beginning at **11:00 A.M.**

Location: **SAND RUN ROAD, TROY, MO**

**DIRECTIONS:** FROM HWY 61 AT TROY, MO, TAKE HWY 47 EXIT AND GO WEST ON HWY 47 TO LEFT ON MAIN ST, FOLLOW MAIN ST THROUGH TOWN TO SAND RUN RD, GO STRAIGHT AHEAD ON SAND RUN RD APPROXIMATELY 1 MILE TO PROPERTY ON RIGHT...OR FROM HWY 61 & HWY U JUNCTION, GO WEST ON HWY U TO RIGHT ON SAND RUN RD, GO APPROXIMATELY 1 MILE TO PROPERTY ON LEFT. WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!

**OPEN HOUSE WILL BE HELD AT TRACT #1 ON THURSDAY, APRIL 15, 2021 - FROM 4:00 TO 6:00 P.M.**



#### REAL ESTATE - SALE SITE AT TRACT #1, SAND RUN RD

All of a tract of being part of the northwest quarter of Section 12 and part of the northeast quarter of Section 11, T48N, R1W, Lincoln County, MO. Exact legals and survey will govern.

##### TRACT #1

Parcel is approximately 13 acres m/l with approximately 10 acres tillable and the balance in woods and creek. Property features approximately 9 1/2 acres in creek bottom and balance out of flood plain as per BFE Lincoln County map. This is just an estimation.

##### TRACT #2

Parcel is approximately 29 acres m/l with approximately 20 acres tillable and the balance being woods and creek. Property features approximately 10 acres in creek bottom and the balance out of flood plain as per BFE Lincoln County map. This is just an estimation.

**Directions to Tract #2:** Take Elm Tree Rd to left on Sugar Grove Rd, go approximately 1 mile to left on Sugar Grove Lane to end of road.

**Property will be sold choice on tracts and price per acre times the acres. Acres will be adjusted to new survey. Tillable ground is being tenant farmed on a 1/3-2/3 basis: 1/3 to owner and 2/3 to tenant farmer. Possession of tillable ground will be transferred at completion of harvest; balance will be transferred at closing and exchange of funds.**

**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.**

This is a nice tract of land being a total of approximately 42 acres. Acreage will be adjusted to survey. Survey will be paid for by sellers. Property is approximately half in creek flood plain and balance hill ground. Other features are approximately 30 acres tillable with creek and good hunting. This property is also very well located just 2 miles south of Troy.

For more information or to view property prior to the auction, contact Charlie at:

Office: 573-485-2121 Direct Line: 636-236-0043 or go to: [CALLKAIMANN.com](http://CALLKAIMANN.com)

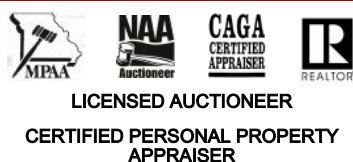
##### AUCTIONEER'S NOTE:

Again, this is a nice tract of land. What a great place to build overlooking the creek. This would also be a place for your family pets and 4-H & FFA livestock projects. See you at the sale! *Thank you, Charlie & Ben*

##### OWNERS:

**THE DUNARD & RODGERS FAMILIES**

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 - 573-485-2121

To view all sale pics or to join our e-mail list visit our website at: [CALLKAIMANN.com](http://CALLKAIMANN.com)