



# KAIMANN

## AUCTIONS & REAL ESTATE

LLC



CHARLIE

### REAL ESTATE & PERSONAL PROPERTY AUCTION

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

## SATURDAY, JUNE 5, 2021

### Beginning at 10:00 a.m.

### Location: 2433 Highway H, Silex, MO 63377

**DIRECTIONS:** From Troy, MO, go west on Hwy 47 to right on Highway H, go approximately 8 miles to sale on left. **WATCH FOR KAIMANN AUCTION SIGNS DAY OF SALE!**

— — — **OPEN HOUSE ON REAL ESTATE** — — —  
**THURSDAY, MAY 13, 2021 FROM 4:00 - 6:00 P.M.**



#### ANTIQUES & COLLECTIBLES

- No. 2 floor model butter churn
- Brass apple butter kettle & stand
- 2 Silver pocket watches
- Elgin gold case pocket watch
- Elgin 15 jewel pocket watch
- Elgin pocket watch
- Lot figurines, glass & china
- Lot pictures & frames
- Assorted collectible bottles
- Assorted cast iron toys & collectibles
- Antique jars & glass bowls & candy containers
- Lot assorted antique tins
- Black memorabilia poster & cookie jar
- Antique Pioneer seed corn sack
- Antique tobacco cutter
- Lot cast iron pots
- Assorted cast iron banks
- Lot brass & copper tea kettles
- Antique box clock
- Small antique butter churn
- Antique wooden bowls
- Antique china clock
- Antique Sessions mantle clocks
- Antique cow horns
- Deer mount
- Large lot antique wall hangings
- Lot cast iron wall hangings
- 2 Glass canes
- Lot metal advertising trays
- Cast iron Budweiser-horse & wagon set



#### ANTIQUE GLASSWARE & COLLECTIBLES

- Set American Sweetheart Depression glass - Service for 12
- Lot pink Depression glass
- Lot Ruby glass
- Lot pattern glass dishes
- Lot pressed glass dishes
- Lot glass pitchers
- Lot colored Victorian pattern glass
- Lot colored glass & fluted top art glass
- Assorted glass baskets



#### REAL ESTATE - TO BE OFFERED AT 1:00 P.M.

Part of the south 1/2 of SE 1/4 Sec 31, T50N, R1W, Lincoln County, MO, being 15.895 acres m/l. Exact legal will govern.

Improvements: 1900 Sq. Ft. home consisting of 4 bedrooms, 1 full bath, kitchen/dining/living room combination, family room and large utility room on main level. House has full walkout basement with full bath and laundry room. Home has had many updates the past few years. Updates include new roof and gutters in 2019, new deep well in 2006, basement water proofed in 2020 with transferrable guarantee, gas furnace and central air in 2010, vinyl siding and screened in maintenance free porch, just to list a few. Home has a 2-car attached garage and an upper and lower concrete patio. Home has hardwood floors, woodstove and 1000 gallon propane tank to stay with property.

Outbuildings consist of 60x24 Martin building with porch and rollup door, built in 2003 with concrete floor and 200 amp electric service on separate meter, 40x60 pole barn with 12 ft. enclosed lean-to, and a 24x24 unattached garage with rollup door. Other features include an approximately one acre stocked pond, great garden area with large blackberry patch and orchard area. Approximately 10 acres are open and will be in crop by day of sale. This is Hwy H blacktop frontage, and is located in Silex school district. What a beautiful home and property in the country with a place for those horses, FFA & 4-H projects and much, much more! 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 JULY 7, 2021.**  
**POSSESSION OF HOME AND OUTBUILDINGS WILL BE TRANSFERRED AT CLOSING.**  
**POSSESSION OF CROP GROUND WILL BE TRANSFERRED AT COMPLETION OF 2021 HARVEST.**

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)**

#### FURNITURE, HOUSEHOLD & MISC

- Bedroom set complete; bed dresser & night stand
- Oak S shape rolltop desk
- 2 Filing cabinets
- Assorted arm chairs
- Leather electric couch & recliner
- TV & stand
- Curio cabinets
- Wall clock
- Upright freezer, like new
- Small refrigerator
- Lot metal cabinets
- Lot shelving
- Lot metal & plastic top folding tables
- 2-10x20 Tent canopies
- Assorted 2-wheel carts
- Lot folding chairs
- 2 Large shipping trunks
- Lot painting tarps
- Lot canning pots
- Electric floor model roaster
- Lot linens
- Lot blankets
- Lot assorted old quilts
- Jewelry display
- Showcases
- Lot Tupperware
- Lot corning ware
- Large lot children's games & toys



#### ANTIQUE & COLLECTIBLE FURNITURE

- Antique walnut knockdown wardrobe w/teardrop handles
- Antique walnut half-round wall lamp table
- Antique small walnut curved glass china cabinet
- Antique small walnut china cabinet
- Antique walnut white marble top dresser
- Antique walnut chocolate marble top washstand
- Antique walnut cameo double bed complete
- Antique walnut chocolate marble top dresser
- Antique oak kitchen glass front cabinet
- Antique oak step back glass front cabinet
- Antique Birdseye maple low drawer chest
- Antique cedar chest
- Antique maple dining room table & 8 chairs
- Antique Oak Quick Comfort icebox w/2 doors
- Antique Central wall phone
- Antique pierced side pie safe
- Oak curved glass china cabinet
- Square top butcher block



#### TRAILER

12 Ft tandem axle trailer

#### MARBLE COLLECTION

- Approximately 50 large Harmon Glass marbles (signed)
- Lot Hogue signed marbles
- Lot clay marbles
- Lot shooter marbles
- John Deere years set



#### OIL LAMPS & COLLECTIBLES

- Aladdin Lincoln Drape oil lamp
- Copper base set of oil lamps w/china globes
- Milk glassga
- Beehive Aladdin lamp



#### YARD ORNAMENTS & MISC

Antique dump rake · Antique walking plow · Lot yard ornaments · 4x8 Lighted sign w/numbers & letters

**AUCTIONEER'S NOTE:** Please note this is Doris' second sale. This sale is all of Doris' real estate, personal furniture and collectibles out of her home. We saved the best for last! Everything is neat and clean and in the best of shape. See you there! *Thank you, Charlie & Ben*

**OWNER: DORIS JACOBSEN (THE LATE WILLIAM "BILL" JACOBSEN)**

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)**