

REAL ESTATE AUCTION

SATURDAY, JANUARY 19, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

161 S. IOWA AVENUE, OTTUMWA, IOWA

Just North of the intersection of Iowa Ave. & E. Main

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 3-bedroom, 2-story home, with large living room, eat-in kitchen plus dining area & full bath. Upper level contains spacious bedroom areas and ample closet space. This home has a full basement with gas heat and is situated on a lot measuring 42' wide x 130' in depth. If you are looking for a well-maintained family home, be sure and make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer *Deed*, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be prorated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL PROMPTLY AT 10:00 AM

For further particulars or an appointment to inspect the property,
please call the auction company: 641-682-5465.

Announcements made day of sale take precedence over any advertising.

VIRGINIA JOHNSON ESTATE, OWNER

Brenda Townsend, Executor

Box & Box, Attorneys



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

www.almartinauction.net