

AUCTION

SATURDAY, JANUARY 17, 2015 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

#1 CARTER COURT LANE, OTTUMWA, IOWA

Located off of Carter Ct., which is located off of Carter Ave,
or 1 Block East of the intersection of N. Court & Carter Ave.

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 3-bedroom, ranch-style home, constructed in 1964. Large living room, eat-in kitchen, 1-1/2 baths, 2-car attached garage & with full walkout basement. Situated on 3/4 of an acre, wooded lot, in a secluded area close to Indian Hills. If you are looking for an easy fixer-up home, in an outstanding neighborhood, be sure & make an appointment to inspect this property.

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

REAL ESTATE WILL SELL AT 12:00 NOON

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

FURNITURE & HOUSEHOLD ITEMS: Norris & Hyde upright piano w/bench; Single-door glass-front hutch; Near new Lane oak cedar chest; Formica-top dinette table w/4 roller chairs; Maple drop-leaf table w/4 chairs; Near new brown microsuede recliner; Wooden bookshelves; (2) 2-drawer file cabinets; (2) 4-drawer file cabinets; Office chair; Wooden computer desk; Square island cabinet; Fan & stand; (2) Child's rockers; Asst. of pictures & frames; Microwave cart; Asst. of kitchen items incl. pots, pans, dishes, Tupperware; Component stereo system; Double door wardrobe cabinet; Recumbent exercise bike; Bissell upright vacuum cleaner; Asst. of books, games & puzzles; TV trays; Waterbed frame; Coffee table; Coaster wagon; (2) Sleds. **LAWN MOWERS:** John Deere STX38 riding lawn mower, 38" deck; 21" high-wheel mower; Lawn cart; Gas cans; Shop vac; Battery charger; Elec. leaf blower.

**TERMS: CASH / GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

All property must be settled for before removal – All items sold as is where is
Not responsible in case of accidents.

Announcements made day of sale take precedence over any advertising.

KATHY BRILL, OWNER



*Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

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