

AUCTION

SATURDAY, JANUARY 26, 2013 10:00 AM
SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
526 W. SECOND STREET, OTTUMWA, IOWA
OR 1 Block East of the Ottumwa Post Office
Auction Signs Will Be Posted



REAL ESTATE: This property consists of a 1-story, brick-constructed commercial building, nearly 4,000 square feet in size, in a high-traffic downtown location. Gas heat, office area with kitchenette, 1-1/2 baths, partial basement, with 2 overhead doors off of alley. This building is in outstanding condition, with many updates, suitable for many commercial endeavors. Be sure and 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 FIRST at 10:00 AM, followed by plumbing equipment & fixtures to be sold also.

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

Watch future publications ads for a complete list.

Announcements made day of sale take precedence over any advertising.

MAHER PLUMBING

TOM & KIM MAHER, OWNERS



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net