

ESTATE AUCTION

SATURDAY, JANUARY 24, 2015 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

121 GRANDVIEW, OTTUMWA, IOWA

Grandview is located off of N. Court, 2 Blocks North of the Ottumwa Country Club
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 3-bedroom, ranch-style home, living room, recently updated and remodeled kitchen, full bath & main floor laundry area. This home has a full, poured concrete basement with gas forced-air heat and central air. Attached single-car garage. Large back yard and concrete patio. This home is located in an excellent neighborhood, is in move-in condition and will suit the most particular buyer.

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 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.

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Whirlpool stainless steel front side by side refrigerator w/ice & water dispenser, like new; Frigidaire elec. stainless steel front oven/range w/ceramic cooktop, like new; Frigidaire stack washer & dryer, like new; Magic Chef microwave; Sanyo 43" flat-screen TV, approx. 4 yrs. old; Westinghouse dehumidifier; Singer port. Featherweight Model 221 elec. sewing machine; Round formica dinette table w/3 matching chairs, like new; Near new 3-cushion floral upholstered sofa w/matching loveseat; Upholstered recliner; 4-drawer metal file cabinet; (2) Near new twin-size bed w/mattress & box springs; Near new queen-size bed w/mattress & box springs; 4-drawer & 5-drawer chests; Large double dresser w/mirror; Lane cedar chest; Asst. of blankets, bedding, linens & towels; Quilt top & Bedspreads; Single-drawer nightstand; Oreck upright vacuum cleaner; Coffee & end tables; Asst. of kitchen items incl. wheat pattern dishes, pots & pans, silverware & kitchen utensils; Floor & table lamps; Small bookcase; Writing desk; Elec. heater; Adler elec. typewriter & stand; Stepstool; (2) Flat-top trunks; Microwave cart; Metal storage cabinet; (2) Metal tool chests; Dial indicator; Set of Starlett micrometers & machinists' tools; End wrenches, hammers, sockets & hand tools. **AUTOMOBILE:** 2003 Dodge Stratus, 4D, 6 cyl, auto, low miles, like new.

**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.

IRENE COUSINS ESTATE, OWNER

Goldie Flores, Executor

Robert M. Box, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

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