

ESTATE AUCTION

SATURDAY, JANUARY 28, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

132 N. WARD, OTTUMWA, IOWA

1-1/2 Blocks South of the Intersection of Ward & Church Street

REAL ESTATE: This stately 2-1/2-story dwelling, with almost 1,350 square feet on main level, could be an outstanding single-family home, which has been partially converted to a 3-plex. Main level contains large eat-in kitchen area, formal dining area plus over-sized living room, with three bedrooms and two baths. Upper level contains a 2-bedroom apartment with living room, kitchen and bath. This home has a large wrap-around front porch. The home has a full, poured basement, with near new high-efficiency gas forced-air furnace. Situated on an over-sized lot, measuring 76' wide x 132' in depth. Also, there is a single-car detached garage. Be sure & 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 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 & ANTIQUES: Whirlpool refrigerator/freezer; Kenmore apartment-size gas stove; Hotpoint auto washer; Maytag elec. dryer; LG 65" flat-screen TV; GE 12" color TV; Aiwa component stereo; Karaoke system; King-size bed, mattress & box springs; Queen-size bed w/ mattress & box springs; Full-size oak headboard & footboard; (2) Wooden bookshelves; Brassware; Wall-hung china cabinet; Wooden base cabinet; TV entertainment center; Wicker chair; Wooden desk; Occasional table; (2) Wooden rockers; Pictures & frames; Blankets, bedding & linens; Antique 3-drawer dresser w/mirror; Antique 6'x4' library card filing cabinet. Antique double glass-door oak bookcase.

MUSICAL INSTRUMENTS: Baldwin spinet piano; Old saxophones & trombones; (2) Large kettle drums; Antique ornate upright piano; Asst. of pots, pans, dishes, Hamilton Beach microware, toaster, coffeemaker & other kitchen items; Filing cabinet; Decorative items; Wood shelving unit; Workout bench; Invalid walker; Sleds; Crossmon air rifle; Hoes, rakes, shovels; 6' & 8' fiberglass ladders; 6' wooden stepladder; 20' alum. extension ladder; Poulan push mower; Craftsman toolbox; Asst. of hand tools incl. screwdrivers, wrenches, jumper cables; Bench grinder; Air tank; Battery charger; Sander.

AUTOMOBILE: 2011 Chev. Impala LT, auto, 3.5 V6 engine, all power, leather interior, 81,650 miles.

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

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

All property must be settled 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.

WILLIAM A. RIEDEL ESTATE, OWNER

Thomas P. McInerney, Executor

John Webber, Attorney

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

 find us on Facebook at Al Martin Real Estate Co

www.almartinauctions.com

