

# ESTATE AUCTION

## SATURDAY, JANUARY 31, 2015 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 916 S. JAMES STREET, OTTUMWA, IOWA

OR Just South of the intersection of Mary & James Streets

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 2-bedroom home, with galley-style kitchen, full bath, living room and enclosed rear porch. This efficient-size home has a nearly full basement with gas forced-air heat and is situated on 2 lots, with 85' of frontage on South James. This home has an 18'x20' 2-car garage, with attached workshop area and 10'x20' storage building, plus an additional 10'x12' lawn storage building. If you are looking for that convenient, low-maintenance home, with plenty of garage space as well as garden space, in a super South location, 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 & HOUSEHOLD ITEMS:** Frigidaire refrigerator/freezer; Frigidaire 40" gas oven/range; Near new Kenmore 5 cu. ft. chest-type deep freezer; Maytag auto. washer & matching elec. dryer; Sansui 32" flat-screen TV; Grandfather clock; 7-drawer kneehole writing desk; Floral upholstered 2-cushion sofa; Blue upholstered recliner; Earth-tone upholstered recliner; 3-pc. Bedroom suite incl. full-size w/bookcase headboard, mattress & box springs, 4-drawer chest; Floor & table lamps; Metal base cabinet; Formica-top dinette table w/4 chairs; Asst. of kitchen items incl. pots, pans, dishes, blender, coffeemaker, popcorn popper, toaster oven, Gold Star microwave oven, canister sets; Pictures & frames; Asst. of figurines; Luggage; Porch swing; Window fans; Metal shelving; Folding chairs; Coaster wagon; Croquet set; Ornamental windmill.

**MUSICAL INSTRUMENTS:** Wurlitzer spinet-style piano w/bench; Crown 12-string guitar; Pearl Marlin 6-string guitar; Kay elec. 6-string guitar; Hondo 6-string elec. guitar; Karaoke machine; Gibson & Fender guitar amplifiers; Component stereo system.

**TOY COLLECTION:** Approx. 250 or more collectible scale model cars, trucks and airplanes, metal and plastic replicas, most with boxes; Semis; Fire engines & others. Several glass display cases for toys; (2) Toy train sets; Mechanical banks; Ship models.

**LAWN MOWER, SNOWBLOWER & TOOLS:** John Deere L-120 riding lawn mower, hydro, 48" deck, always shedded; John Deere TRS21 snowblower; Front-tine garden tiller; Rally 11hp riding lawn mower, no deck; 4-wheel yard wagon; 2-wheel pull-type lawn cart; 200-amp battery charger; 6" bench-mount belt sander; Bench-mount table saw; 12-spd. drill press; (2) 16' alum. extension ladders; 3/4hp port. air compressor; Large asst. of drills, jigsaws, circular saws, sabre saws; Jumper cables; Extension cords; Elec. Weedeater; Cable jacks; Floor jack; 1/2" elec. drill; Drill bit sharpener; Shop vac; Paint gun; Band saw; Hoes, rakes, shovels, post jobbers; Car ramps; Jack stands; (2) Elec. chain saws; Alum. stepladders; Large asst. of hand tools incl. end wrenches, sockets, hammers, mitre saw; (2) Wheelbarrows; Rechargeable drill; Drill bits; Table saw.

**VEHICLES & SCOOTERS:** 2001 Chrysler Town & Country LX van, auto, air, dual sliding doors, approx. 107,000 miles; 1995 Chev. 1500 1/2T. Silverado PU, ext. cab, 4x2, auto, air, PW, PL, approx. 125,000 miles; 1995 Chev. S-10 PU, LS, ext. cab, 6 cyl, auto, 2WD, approx. 58,000 miles; 1989 Buick Riviera, 2D, V6, auto, fully loaded, approx. 59,000 miles; Rosso 504 motor scooter; Tank TK50QT-5 motor scooter, shows 96 miles; Racer motor scooter, shows 11 miles; These vehicles and scooters have all been kept inside and look like new.

**AUCTIONEER'S NOTE:** Mr. Bray loved to collect toy cars and trucks and took excellent care of his motor vehicles. Be sure and attend this sale.

#### 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.*

### PAUL BRAY ESTATE, OWNER

South Ottumwa Savings Bank, Executor

Dennis Emanuel, Attorney



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

**AL MARTIN REAL ESTATE & AUCTION CO.**  
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Ottumwa, Iowa  
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[www.almartinauction.net](http://www.almartinauction.net)

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