ACREAGE AUCTION

SATURDAY, FEBRUARY 4, 2017   11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

18667 – 74TH STREET, OTTUMWA, IOWA

OR Approximately 3-1/2 miles west of Ottumwa on 74th Street, off of Albia Road (Hut Road)

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 1-story, bungalow 2-bedroom home, with eat-in kitchen, living room, full bath and main level laundry area. This home has a partial basement with gas forced-air heat, newer metal roof and vinyl siding. All situated on one acre with 2-car detached garage. Be sure and 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: Whirlpool refrigerator/freezer; Newer Whirlpool gas oven/range; Maytag auto. washer; Maytag gas dryer; Formica-top dinette table w/4 chairs; 7-drawer kneehole desk; Wingback straight chair; Twin-size bed; Small roll-top desk; Corner shelf; White painted cabinet; 2-drawer wooden file cabinet; Blonde dresser w/mirror; Large metal double-door wardrobe; Bissell upright vacuum cleaner; Floor & table lamps; Fan & stand; Asst. of kitchen items.

LAWN MOWER: Snapper 12-1/2hp rear engine riding lawn mower w/30" deck; gas-powered weedeater; Bench grinder; Asst. of hand tools; Shop vac; Hoes, rakes, shovels.

TERMS: CASH/ GOOD CHECK   **MASTERCARD/VISA**
POSITIVE ID REQUIRED   **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.

JAMES DEVORE ESTATE, OWNER

Eric Devore, Executor   Heather Simplot, Attorney