

# REAL ESTATE AUCTION

## SATURDAY, FEBRUARY 26, 2022 9:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**117 OTTUMWA STREET, OTTUMWA, IOWA**

Ottumwa Street runs between N. Wapello & N. Court Streets

**REAL ESTATE:** This property is located right off of N. Court and is a 2-story dwelling, with lower level consisting of living room, formal dining area, galley kitchen and full bath, all on main level. Upper level contains 1 or 2 bedrooms with kitchen area and full bath. This home was originally used as a duplex, but is currently used as a single-family home. Home has a full basement, gas forced-air heat, updated electrical and a large amount of remodeling in recent years. Situated on a lot measuring 50' wide x 120' in depth, with a 12'x18' single-car garage. Be sure and call for 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 PROMPTLY AT 9:00 AM**

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

*Announcements made day of sale take precedence over any advertising.*

**FRIEDRIKE (RICCI) BOLDT ESTATE, OWNER**

Jim Thompson, Executor

Box & Box, Attorneys

**AL MARTIN REAL ESTATE & AUCTION CO., INC.**

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

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