

# REAL ESTATE AUCTION

**SATURDAY, FEBRUARY 25, 2023 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**6992 CLIFFLAND ROAD, OTTUMWA, IOWA**

**REAL ESTATE:** This property consists of a 1-bedroom home, adjacent to the Des Moines River, with four acres, full poured concrete basement, large 2-car garage and rural water, immediately across the road from the historic Garrison Rock. This well-constructed home, with large deck would make an excellent recreational property. If you are looking for that special parcel of real estate, needing some updating, be sure and take a look at 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 10:00 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.*

**PAUL KING ESTATE, OWNER**

**Dana Rowe, Executor**

**Box & Box, Attorneys**

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

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

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**[www.almartinauctions.com](http://www.almartinauctions.com)**

