

# REAL ESTATE AUCTION

**SATURDAY, FEBRUARY 18, 2023 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**826 ELLIS, OTTUMWA, IOWA**

**REAL ESTATE:** This property consists of a single-story bungalow-style home, newly remodeled. Open kitchen area w/island, new cabinets. Living room open with new vinyl flooring throughout. There is a large pantry area located off of the kitchen with 2 spacious bedrooms and 2 full baths, plus over-sized walk-in closet area or study. This home has an enclosed rear porch and open front porch, with partial basement and newer gas forced-air furnace and central air. Electrical has been updated with newer roof and vinyl siding. Also located on the property is a single-car, detached garage with attached carport area. Fenced-in rear yard. Be sure & take a look at this completely remodeled home.

**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.

**HOUSEHOLD ITEMS:** Executive office chair w/ottoman; Wheelchair; Near new invalid walker; New exerciser rowing machine; Double dresser w/mirror; Folding card table & chairs; Floor & table lamps; VCR; Full-size bed; Computer monitor; Radios; Asst. of collectible glassware; Golf clubs w/bag & carrier.

**TOOLS:** Elec. saws; Jigsaws; 1/4" elec. drill; Near new bench grinder; Dremel set; Drop cords; Wrenches; 16' alum. extension ladder; Wooden stepladder; Small 110 air compressor; Receiver hitches; Tackle boxes; Near new Dewalt 20v. 1/2" impact; hedge clippers; Hoes, rakes, shovels; Battery charger; Shop vacs; Leaf blower; Axes; Bolt cutters; Elec. chain saw; Other asst. of hand tools.

**LAWNMOWERS & EQUIPMENT:** Near new Cub Cadet CC30H rear-engine 30" riding lawnmower, like new; Brute 22" gas-powered mower; Ryobi elec. 20" mower; Single-axle 4'x5' utility trailer; Fiberglass 6' pickup topper; New 40v. elec. snowblower; Snapper 8hp 24" self-propelled snowblower; Snapper 18" snowblower, like new; Mac gas-powered weedeater; Near new Green Works rechargeable weedeater; Weedeater gas-powered string trimmer; Elec. pole saw; Hose & reel; Bike rack; (2) Sets of folding alum. ramps; LP tank.

**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.*

**KATHRYN CANADAY ESTATE, OWNER**

South Ottumwa Savings Bank, 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)

