

# ACREAGE AUCTION

**SATURDAY, FEBRUARY 21, 2015 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**10796 RIVER ROAD, OTTUMWA, IOWA**

OR South of Ottumwa on Hwy. 63 to River Road (Christ's Church), then East on blacktop to the end of the pavement, then right or South 1/2 Mile  
Auction Signs Will Be Posted

**REAL ESTATE - TRACT I (40 ACRES m/I):** This property consists of a 2-bedroom, single-story home with 1-1/2 baths; large living room with fireplace, over-sized eat-in kitchen with tons of cabinet space. New roof; newer high-efficiency gas furnace & central air. Large mud room plus enclosed 3-seasons room. This home has a 38'x48' 2-car attached garage with workshop area. Newer stand-by generator, rural water, Ottumwa Schools. A 30'x48' pole barn constructed 2003 and a 24'x43' livestock barn; 2 large ponds & newer fences. currently all seeded to grass and hay land with one of the best hilltop views in Wapello County, overlooking the Des Moines River valley.

**TRACT II (20 ACRES m/I):** Unimproved, 12 acres tillable, balance timber. Rural water & electric into the property. Fantastic building site close to Ottumwa.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Warranty 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.

**FURNITURE & HOUSEHOLD ITEMS:** Near new Frigidaire refrigerator/freezer; Like new Whirlpool auto. washer & matching elec. dryer; Whirlpool newer refrigerator/freezer; Toshiba 27" flat-screen color TV; Sony 25" WEGA TV; German handmade 3-section entertainment center w/built-in Pioneer receiver, Akai reel to reel tape recorder, speakers, with a large asst. of recorded music - this is a custom built unit, one of a kind; Large hand-carved walnut dining table w/6 chairs, extra leaf & large 4-door, glass-front lighted hutch; Oak serving cart; Grandfather clock in walnut cabinet; Wooden 5-drawer credenza; Near new blue upholstered lift chair; Gold upholstered straight chair; 3-cushion sofa; Computer desk; Executive-style office chair; (2) Matching statues and pedestals; Glass-top coffee table w/2 matching end tables; 3-pc. Bedroom suite w/queen-size bed, mattress & box springs, bookcase headboard, 4-drawer chest & dresser w/mirror; Wooden glass-front gun cabinet; Large wooden coat rack; Antique multi-drawer cabinet; (6) German beer steins; Camel saddle; **Approx. 30 hand-painted German Hummel figurines;** Marble statues; Brassware; Bavarian tea set; Large hand-painted German soup tureen w/matching condiment bowls; German chocolate set; Crystal pitcher & matching glasses; Pair - silver candleholders; Large lazy susan w/soup tureen; Asst. of birds & glass figurines; (2) Oil lamps; Floor & table lamps; Asst. of collectible glassware; Crystal; Copper urn; Octagon end table; Weighted wall-hung clock; Linden mantle clock; Several hanging figurines; 5-drawer chest & matching dresser; Square patio table w/4 matching chairs.

**CAR, PICKUP, LAWN MOWERS:** 1998 Lincoln Continental Towncar, Executive Series, V8, auto, full power, leather interior; 1997 Ford 1/2T. pickup, 4x4, V8, auto, runs good; Scag zero-turn riding lawn mower, 26hp B & S engine, 48" deck, 213 hours; Toro-Wheel Horse riding lawn mower, hydro, 38" deck; Like new single-axle 5x12 trailer, wood floor, ramp end gate, heavy-duty.

**TRACTOR, EQUIPMENT & TOOLS:** Ford 4000 tractor, WF, diesel, 3-pt. Select-o speed transmission, 15.5x38 rear tires, always shedded; Woods 6' 3-pt. brush cutter; IH 3-pt. 2-bottom plow; IH 37 8' tandem-wheel disc; Near new 3-pt. PTO seeder; 3-pt. bale carrier; 3-pt. rear blade; Like new King Kutter 5' 3-pt. PTO tiller; Campbell-Hausfield 5hp port. air compressor; Like new Swisher 10-1/2hp 28T. hydraulic log splitter; Hydraulic cylinder; Tractor weights; Hydraulic jacks; Railroad jack; Rechargeable drill; ProTech table saw; Mitre saw; Bench-mount scroll saw; Large asst. of hoes, rakes & shovels; Hammer, mauls & pruners; Socket sets; Post driver; Grease gun; Log chains; Several wood clamps; Fiberglass stepladder; Rubbermaid stock tank; Wheelbarrow; Saw horses; Laser level; Large asst. of hardware items; Battery charger; Other hand tools.

**AUCTIONEER'S NOTE:** Be sure & attend this outstanding sale. Due to health reasons, John Hartman is selling a super farm/acreage and home, plus all contents, tools & equipment. Be sure & make an appointment to view this property.

**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.*

**JOHN W. HARTMAN, OWNER**



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

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

307 Church Street  
Ottumwa, Iowa  
641-682-5465

[www.almartinauction.net](http://www.almartinauction.net)

Find us on facebook at AlMartinRealEstateAuctionCo