

REAL ESTATE AUCTION

SATURDAY, MARCH 16, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

930 & 932 N. COURT STREET, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-story duplex with two 3-bedroom units, each unit containing 1 full bath and half bath, large eat-in kitchen, big living room and formal dining area. This dwelling was constructed as a duplex with separate entrances, large open front porch, with each unit containing over 1,400 square feet of living space. Dwelling has full basement with separate heating units. Be sure and make an appointment to inspect this income producing property.

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 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.

STEVE CHAPMAN, 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