

# REAL ESTATE AUCTION

## SATURDAY, FEBRUARY 24, 2018 - 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 423 APPANOOSE, OTTUMWA, IOWA

Appanoose is located between Richmond Ave. & Greenwood Drive

**REAL ESTATE:** This property consists of a 2-bedroom home, with living room, eat-in kitchen, full bath & main level laundry area. 2-year old gas forced-air furnace, new roof & new siding. This home has been completely upgraded, is on a level lot in an excellent South location. Be sure and make 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 12:00 PM NOON

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

**APPLIANCES & FURNISHINGS:** Westinghouse refrigerator/freezer; Small Haier chest-type deep freeze; Maytag auto. washer & matching elec. dryer; (2) 110 window air conditioners; Emerson 19" flat-screen TV; Emerson DVD/VCR; Blue upholstered Lazy Boy recliner; Glider rocker w/matching ottoman; Brown upholstered straight chair; Wooden computer desk; Round formica-top dinette table w/2 chairs; Near new Select Comfort king-size bed, complete; 4-drawer chest; Entertainment center; Single daybed; Glass-front double-door bookcase; Rolltop desk; Asst. of kitchen items incl. pots, pans, dishes, Corning Ware, platform mixer, Hamilton Beach toaster oven, canning jars, small dehumidifier; Wheelchair; Walker; Invalid cane; Eureka vacuum cleaner; Pictures & frames; Component stereo.

**CONIGNED FROM THE ROBERT STANSBERRY ESTATE:** Blue upholstered lift chair; Full-size bed; 4-drawer chest; Patio table & 2 chairs; Asst. of household items;

**AUTOMOBILE** – 2005 Chev. Impala, V6, 4D, auto, full power, 55,000 actual miles, like new.

**TERMS: CASH/GOOD CHECK**

**MASTERCARD/VISA**

**POSITIVE ID REQUIRED**

**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.

## DONNA M. ST. CLAIR ESTATE, OWNER

Jerri Minter, Executor



*Auctioneers:*  
*Jim Kosman*  
*Roger Clingan*  
*Todd Carroll*

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

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