

# ESTATE AUCTION

**SUNDAY, MARCH 17, 2013 12:00 NOON**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**546 S. WEBSTER, OTTUMWA, IOWA**

Just North of the intersection of Mary Street & S. Webster

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 2-bedroom, 1-story, bungalow-style home, with large living room, eat-in kitchen and full bath. This home has an open front porch and a full basement with newer gas forced-air heat. Situated on a level lot, measuring 52' wide x 130' in depth, there is also a 10'x20' detached garage and a metal yard storage building.

**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 1:00 PM

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

**APPLIANCES, FURNITURE & PERSONAL PROPERTY:** GE upright refrigerator/freezer; Amana gas oven/range; Kenmore stack washer/dryer; 6 cu. ft. chest-type deep freeze, like new; Apex 25" color TV w/remote; Round dinette table w/4 matching roller chairs; Near new brown microsuede 3-cushion sofa & matching recliner; mauve upholstered swivel rocker; Brown upholstered recliner; Pr. - matching oak glass-top end tables; Full-size bed w/mattress & box springs; Blonde oak double dresser w/mirror; 4-drawer chest; Kenmore elec. sewing machine; Small knee-hole desk; Office chair; Asst. of kitchen items incl. pots, pans, dishes, coffeemaker, toaster, microwave, Correlleware; Metal baker's rack & silverware; Near new Dirt Devil upright vacuum cleaner; Floor & table lamps; Bissell steamer vac; Invalid walker; Christmas decorations; Square patio table w/4 chairs & umbrella; Patio swing w/frame & canopy; Porch glider; Like new gas grill; Old laundry stove. **VAN & TOOLS:** 1998 Dodge Caravan SE, 6 cyl., auto, PW, PL; Wisconsin 2-cyl. gas engine w/elec. start; Asst. of hoes, rakes, shovels, spades; Log chain; Air tank; Lawn sweeper; Wooden stepladders; Other hand tools.

**TERMS: CASH / GOOD CHECK  
POSITIVE ID REQUIRED**

**MASTERCARD/VISA  
DEBIT/CREDIT CARDS**

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*Announcements made day of sale take precedence over any advertising.*

**YVONNE BIX ESTATE, OWNER**

Donnetta Ware, Executor

Box & Box, Attorneys



*Auctioneers:  
Jim Kosman  
Roger Clingan  
Todd Carroll*

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

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