

# AUCTION

**SUNDAY, MARCH 18, 2012 • 12:00 NOON**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**111 MARIANNA, OTTUMWA, IA**

OR 2 Blocks West of the Intersection of Ferry Street & W. Finley  
Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a single-story, ranch-style, 2-bedroom home with large living room, eat-in kitchen, full bath. This home has a full, poured concrete basement with newer gas forced-air heat & central air. Situated on a lot measuring 65' wide & extending back 140' in depth, with a newer single-car detached garage, fenced-in yard and excellent neighborhood.

**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 1:00 PM**

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

**APPLIANCES, FURNITURE & HOUSEHOLD ITEMS:** Hot Point refrigerator/freezer; Near new gas oven/range; Magnavox 25" color console TV; GE VCR; Near new floral upholstered 2-cushion sofa; Brown upholstered swivel rocker; Maple full-size bed w/mattress & box springs w/dresser & mirror; Wicker plant stand; Maple spinning wheel floor lamp; Maple rocker; (2) Maple open-front hutches; Wooden corner cabinet; Maple end table; Small 4-drawer chest; Large 7-drawer armoire chest; Maple tea cart; Wooden wardrobe; Asst. of collectibles incl. salt & peppers, toothpick holders, cups & saucers, creamer, pitchers & vases; Floor & table lamps; Maple coffee table & matching end tables; (2) Old oil lamps; Asst. of kitchen items incl. pots, pans, dishes; Stainless mixer, coffee maker, toaster, silverware & other kitchen items; 110 window air conditioner; Oreck upright vacuum cleaner; Pictures & frames; Window fan; Dehumidifier; Maple drop-leaf dinette table w/chairs; Hand-painted plates; Pull-type lawn sweeper; Lawn dethatcher.

**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.***

## **MILDRED A. YEAGER, OWNER**

Craig & Roger Yeager, POA



*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)