

ESTATE AUCTION

SATURDAY, MARCH 25, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

503 FAHRNEY, OTTUMWA, IOWA

(Corner of Fahrney & Steller Ave.)

OR 1 Block North of the intersection of Iowa Avenue & E. Fourth Street

OR just East of the OHS Football practice field

REAL ESTATE: Excellent, 3-bedroom ranch-style home. 2 full baths; Open kitchen/dining room/living room floor plan. Full finishable basement, constructed in 1993, with nearly 1,550 square feet on foundation. Large 2-level rear deck with over-sized attached 2-car garage. This brick-front home sits on a half-acre lot, in a superb neighborhood. 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.

NOTE: Items to be sold also – 3 pickups; Late model van; Lexus SUV; 2013 Montana 5th-wheel camper.

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: Panasonic 55" flat-screen TV; Septer 40" flat-screen LED TV; Vizio 40" flat-screen TV; Crosley auto. washer & matching gas dryer; Duncan Phyfe drop-leaf table & 4 chairs; 3-pc. bedroom suite incl. queen-size bed, double-dresser w/mirror & 5-drawer chest; Freestanding wooden jewelry box; Oak telephone bench; Glider rocker; Entertainment center; Office chair; Singer elec. sewing machine in cabinet; Computer desk; Wooden double-door cabinet; Asst. of wildlife prints; Asst. of pots, pans, dishes & kitchen appliances; Component stereo; Glass & chrome end tables; 3-pc. oak bedroom set w/full-size bed, 5-drawer chest & double dresser w/mirror; Christmas decorations; Blankets, bedding & linens; Floor & table lamps; Camera equipment; Bowflex exercise machine, treadmills; Recumbent bike & other exercise equipment; Outdoor barista table w/chairs; Gas grill; Firepit; Lawn chairs; Large asst. of computer equipment incl. laptops & desktop computers & printers; Wii video game; Single-sided rolltop desk; Printer stand; Large asst. of books. **COINS:** Lincoln head pennies; Mercury dimes; Roosevelt dimes; Washington quarter collection; Jefferson nickel collection; Several Liberty Standing half dollars; Wheat pennies; Several Philadelphia mint sets from the 1960's; Silver dimes; Silver quarters.

GUNS, ARTIFACTS, TOOLS: Sears-Ted Williams Model 200 12-ga. shotgun, vent rib; Winchester Model 37 20-ga. single-shot; Winchester Model 37A 20-ga. single-shot w/gold trigger; Glock 34 Gen IV 9mm pistol; Deerfield 22-cal. bolt-action rifle w/scope; Stevens Model 15A 22 bolt-action rifle; Daisy BB gun; **GUN PERMIT REQUIRED FOR THE PURCHASE OF ALL FIREARMS.** Gun cleaning kit; Asst. of pocket knives; Indian ax head & arrowhead; Circular saw; Power nailer; Other hand tools; Alum. extension ladder; wheelbarrow.

5TH-WHEEL, CAR, VAN, PICKUPS, LAWN EQUIPMENT: 2013 Montana 34' 5th-wheel camper, w/3 slides, awning, roof air, center kitchen, full bath, plus outside kitchen, low miles, interior is like new; 2019 Lexus RX 350L, 4D, full power, large-screen navigation system, sunroof, leather interior, fully loaded, like brand new; 2013 Dodge Grand Crew Caravan, V6 3.6 engine, auto, both power doors, Stow & Go, 109,000 miles; 1999 Chev. 3/4T. PU, V8, auto, 4x4, full power w/leather interior, regular cab, 8' box, one owner. This pickup is absolutely like new, always stored inside. Western front-mount hydraulic blade, fits Chev. PU; 2002 Ford F250 PU, 7.3 diesel, auto, 4x4, ext. cab, 116,000 miles, one owner; 1998 Dodge Ram 1500 PU, 6 cyl, auto, reg. cab, runs & drives good; Alumina 6'x12' alum. trailer w/ramp gate; John Deere 997 zero-turn lawn mower, like new, 60' deck, always shedded; Cub Cadet 1032 riding lawn mower, hydro, 38" deck, like new; Pull-type lawn sprayer; 20" gas-powered mower; 2-wheel pull-type lawn cart; 2-wheel 4'x5' flatbed trailer; 6' pickup topper; Weedeater string trimmer.

AUCTIONEER'S NOTE: This will be an outstanding sale of vehicles, mostly one-owner, coins, guns, collectibles and an outstanding family home. Be sure & attend. Check website for pictures – www.almartinauctions.com.

**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.

KATHRYN CANADAY ESTATE, OWNER

South Ottumwa Savings Bank, Executor

Box & Box, Attorneys



AL MARTIN REAL ESTATE & AUCTION CO., INC.

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641-682-5465

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www.almartinauctions.com