

REAL ESTATE AUCTION

SATURDAY, APRIL 18, 2020 9:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

317 N. IOWA AVENUE, OTTUMWA, IOWA

Corner of Iowa Ave. & E. 4th Streets

REAL ESTATE: Immaculate, 1-1/2-story, 3-bedroom home. Newly remodeled and updated throughout. Kitchen has loads of cabinet space and eating area/breakfast room; Formal dining area; Large living room plus family room; 2 spacious bedrooms & full bath, all on the main level. Upper level contains master bedroom or guest bedroom, occupying the entire second level, with huge closet space & walkout balcony. Basement area is finished, with kitchenette, family/rec room and utility area. This home has like-new carpeting throughout, vinyl siding, with newer roof, furnace and central air. Home connects to the garage via breezeway, with over-sized 2-car garage measuring 28'x32'. This property has fenced-in yard with gazebo plus storage building. If you are looking for an outstanding home in an excellent 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: Early start time of 9:00 AM for the real estate, as the furniture, appliances & contents of the home will be sold at a separate auction, starting at 10:00 AM, the same day. Auction of the real estate will be held on-site at Iowa Avenue. Auction of the personal property will be held indoors at the Wapello County 4-H Expo Building, at 13011 – 120TH Avenue, Ottumwa, Iowa.

REAL ESTATE WILL SELL PROMPTLY AT 9:00 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

KATHERINE WALKER ESTATE, OWNER

Larry E. Sample, Executor

Pat Curran, Attorney



AL MARTIN REAL ESTATE & AUCTION CO., INC.

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www.almartinauctions.com