

REAL ESTATE AUCTION

FRIDAY, APRIL 6, 2018 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

628 S. SHERIDAN, OTTUMWA, IOWA

REAL ESTATE: This property consists of a single-story, 2-bedroom dwelling, full basement, gas forced-air heat and central air, with galley-style kitchen, large living room. This home has a newer metal roof and is situated on a corner lot, measuring 65'x50'. This dwelling is currently used as an income property for the seller, with current rental permits and current occupant rental agreement.

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 PROMPTLY AT 5:00 PM

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.

WILLIAM S. WALKER ESTATE, OWNER

Camilla Walker, Executor

Richard Gaumer, Attorney



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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