

# AUCTION

## SATURDAY, APRIL 6, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**1848 CHESTER, OTTUMWA, IOWA**

Just West of the Intersection of Chester & Wildwood Drive

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 1-story, 2-bedroom bungalow-style home with large living room, formal dining area, kitchen & full bath. This home has main floor laundry area with enclosed front & rear porches & large rear deck, full basement with newer gas forced-air heat & updated electrical. Situated on a huge lot, nearly 3/4 acre in size, the property also has a fenced-in rear yard and single-car detached garage.

**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 12:00 NOON**

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

**APPLIANCES, FURNITURE & PERSONAL PROPERTY:** Amana chest-type deep freeze; Amana 20 cu. ft. refrigerator/freezer; Newer apartment-size gas oven/range; Maytag auto. washer; Maytag elec. dryer; Crosley dehumidifier; Panasonic 19" color TV; Weslo elliptical stationary bike; round wooden dinette table; Brass hall tree; Stools; Window fan; Twin-size bed; Near new Eureka upright vacuum cleaner; Pfaff sewing machine in cabinet; (2) Swivel office chairs; Near new Sun Heat port. elec. heater; Metal shelving; Large area rug; Asst. of pots, pans, dishes; 1992 Dodge Caravan, auto, AM/FM, air, 3-seat, approx. 169,000 act. miles, always kept inside, runs good; John Deere LT 170 riding lawn mower, hydro, 42" deck; Kawasaki 3000-watt port. generator; Fimco pull-type lawn sprayer; Small Mantis tiller; Lawn cart; Wheelbarrow; Asst. of hoes, rakes, shovels. **NOTE:** We will also be combining items from the Shaw Estate, to be sold in conjunction with this sale, including household furniture, recliners, TV's, computer & entertainment center.

**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.**

**GRACE HUBBELL, OWNER**



*Auctioneers:*  
*Jim Kosman*  
*Roger Clingan*  
*Todd Carroll*

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

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