

# REAL ESTATE AUCTION

**SATURDAY, APRIL 15, 2017 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**1258 N. ELM STREET, OTTUMWA, IOWA**

Corner of Pennsylvania Ave. & N. Elm

**TRI-PLEX APARTMENTS:** This property consists of a 3-unit apartment complex, consisting of 2 one-bedroom apartments and 1 two-bedroom apartment. Each apartment consists of kitchen, living room, full bath plus laundry hookups. This building has partial basement with gas forced-air and electric heating. 2-car attached garage and 2-car detached garage; concrete parking area; oversized lot, in an excellent location, close to the hospital.

**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 PROMPTLY AT 10:00 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.*

**RKC VENTURES, LTD, OWNER**



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

**307 Church Street  
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641-682-5465**

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