

ESTATE AUCTION

SUNDAY, APRIL 9, 2017 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
426 FIRST STREET, ELDON, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story, 2-bedroom home, completely remodeled inside, with updated full bath containing both tub & separate shower. Main floor laundry hookups; Efficient kitchen; Formal dining area plus living room. This home has nearly a full basement with near new high-efficiency gas forced-air furnace and updated electrical and plumbing. This home offers an outstanding view, overlooking the Des Moines River. A triangular corner lot, which has nearly 1/3 acre. There's also a detached 2-car garage. Be sure and make an appointment to inspect this well cared for dwelling.

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 1:00 PM FOLLOWED
BY AUTOMOBILES & PERSONAL PROPERTY**

AUTOMOBILES & PERSONAL PROPERTY: 2001 Dodge Dakota PU, 6 cyl, 5-spd; 1993 Chev. Lumina Euro, 6 cyl, auto, 2D, shows 71,620 miles, always kept inside; Estate model auto washer & matching elec. dryer; RCA 19" color TV; Duncan Phyfe drop-leaf table w/4 chairs; Brown upholstered 3-cushion sofa; Full-size bed w/mattress & box springs; (2) Chest of drawers; Folding table; Twin-size mattress & box springs; TV, coffee & end tables.

AUCTIONEER'S NOTE: Short selling time. Be sure and be there promptly at 1:00 PM.

**TERMS: CASH/ GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

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.

LARRY STEVEN RUPE ESTATE, OWNER

Barbara Black & Jim Rupe, Executors Box & Box, Attorneys



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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