

ESTATE AUCTION

SUNDAY, APRIL 12, 2015 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

829 QUEEN ANNE, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 1-story, 3-bedroom home with large living room, kitchen with lots of cabinet space & full bath. This home has a full basement, with newer gas forced-air heat & central air; covered rear patio & detached 3-car garage. This home sits in an excellent South location and is well-maintained.

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 AT 1:00 PM

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

FURNITURE & HOUSEHOLD ITEMS: Estate refrigerator/freezer; Hot Point elec. oven/range; Chrome dinette table w/4 chairs; Brown formica-top dinette table w/2 chairs; 3-cushion floral upholstered sofa; Gold upholstered swivel rocker; Gold upholstered recliner; Blonde oak dining table w/matching chairs; 3-pc. bedroom suite w/full-size bed, bookcase headboard, double dresser w/mirror & nightstand; Painted oak 3-pc. bedroom suite w/full-size bed, double dresser w/mirror & matching 5-drawer chest; Spinet piano w/bench; 7-drawer kneehole desk; 5-drawer lingerie chest; Metal & wooden double-door wardrobes; Asst. of kitchen items incl. pots, pans, dishes, toaster oven, elec. skillet, microwave, food processor, kitchen scales, silverware & other kitchen items; Antique wooden 4-drawer file cabinet; Old marble-based floor lamp; Green Depression Aladdin oil lamp; Antique slant-front desk w/glass-front bookcase; Coffee & end tables; Floor & table lamps; Asst. of bedding, blankets & linens; Upholstered office chair; Wooden bookcase; Folding metal table; Wheelchair; Schwinn 3-spd. girls' bike; Wrought-iron patio table w/4 chairs; Lawn chairs; Old carpenter's toolbox & tools incl. hand saws, drills, brace & bit, levels; Hoes, rakes, shovels; Garden hose; Stepladder; Ladder jacks; Drop cords; Alum. extension ladder; Log chains; Huskee 3/4hp port. air compressor; Squirrel-cage fan; Lawn spreader; 20" gas-powered lawn mower.

TERMS: CASH/ GOOD CHECK

MASTERCARD/VISA

POSITIVE ID REQUIRED

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.

JANICE A DANELS ESTATE, OWNER

Arlene Dooley, Executor Box & Box, Attorneys



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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