

# AUCTION

SUNDAY, APRIL 15, 2012 • 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1637 E LOCUST, OTTUMWA, IOWA

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 1-story, 2-bedroom bungalow-style home, spacious kitchen, formal dining area and full bath. This home has a large, enclosed front porch, nearly a full basement, near new furnace and central air unit; new windows, new siding & roof and has recently remodeled & updated, both inside & out. Also located on the property is a large 28'x30' detached garage with concrete drive, constructed in 2007 and attached, insulated wood shop. All located on 2 lots, each measuring 50'x130', with private rear yard. This outstanding, well-cared for home would make an excellent starter or retirement location. Be sure & make an appointment to inspect this property.

**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 1:00 PM

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

**APPLIANCES, FURNITURE & HOUSEHOLD ITEMS:** 1-yr. old upright deep freeze; Like new Estate side by side refrigerator/freezer w/ice & water dispenser in door; Near new Maytag elec. oven/range; Near new large square dining table w/6 matching chairs & large open-front hutch; Near new memory foam twin-size bed; Simmons elec. adjustable twin-size bed w/heat & massage; Wicker patio set w/table & 2 chairs & 2-place settee; 1-yr. old gas BBQ grill w/cover; Large near new upholstered recliner; Gibson window air conditioner; 2-drawer file cabinet; Old park bench; Lawn ornaments; Asst. of kitchen items incl. pots, pans, dishes, crockpot, elec. skillet, blender, roasters & other kitchen items; Desktop computer; Radio w/CD player; Large asst. of CD's, DVD's, VCR tapes; (2) Framed Elvis album covers; Old mirrored wall shelf; Teapot collection; Floor & table lamps; Bathroom scales; Christmas decorations; Asst. of cookbooks; **Battery-powered invalid scooter;** Invalid walker. **COLLECTIBLE COINS:** 1999-2011 mint proof sets; 1999-2011 uncirculated coin sets; 1912 Barber Half; 1906 Barber Half; 1929 Standing Liberty Quarter; 2004 Westward Journey nickel set. **LAWN MOWER & WOODWORKING TOOLS:** Near new Snapper 20hp 42" riding lawn mower, hydro; Toro self-propelled lawn mower; Pull-type lawn spreader; Wheelbarrow; Craftsman belt sander; Small air compressor; Craftsman 1/2" drill; Black & Decker & Craftsman routers; New Craftsman router/crafter-never used; Like new Delta dust collector; Dovetail jig; Pipe wrenches; 4" joiner; New elec. pole saw; Porter Cable sander; Extension ladder; Elec. hedge clippers; Weedeater; Grease gun; Asst. of hand tools incl. hammers, wrenches & sockets; Garden hose & reel.

**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.**

**WILLIAM E. FULCHER, OWNER**



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

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[www.almartinauction.net](http://www.almartinauction.net)