

# REAL ESTATE AUCTION

FRIDAY, APRIL 18, 2014 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**618 N. FIFTH STREET, OTTUMWA, IOWA**

1 Block West of the Intersection of Woodland Ave. & Hwy. 63, then South 2 Blocks

OR 2 Blocks North of Roe's Restaurant, on N. Fifth

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a newly remodeled 3-bedroom, bungalow-style home with large living room, updated kitchen with washer/dryer hookups in kitchen area. This home has a full updated bathroom and carpeted floors throughout. Enclosed porches, front & rear, plus partial basement and gas forced-air heat. Situated on a lot measuring 42' wide x 84' in depth.

**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 5:00 PM**

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.*

**JOHN A. & TERRESA SHOLES, OWNER**



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

**307 Church Street**

**Ottumwa, Iowa**

**641-682-5465**

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

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