

# ESTATE AUCTION

**SATURDAY, APRIL 22, 2017 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**1336 W. WILLIAMS STREET, OTTUMWA, IOWA**

Corner of Williams & Leighton Streets

**REAL ESTATE:** This property consists of a 3-bedroom, 2-bath, ranch-style home with eat-in kitchen, large living room, with 2 bedrooms and full bath all on the main level. This home has a full, finished basement with family room, 1 bedroom and full bath plus utility area down with gas forced-air heat plus central air. This home has a detached over-sized 24'x30' garage with workshop area. Situated on a 70'x116' corner lot, in an excellent South location. If you are looking for a well-maintained, family home, be sure and make an appointment to inspect this property.

**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 12:00 NOON**

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

**APPLIANCES & FURNITURE:** Amana refrigerator/freezer; Amana elec. oven/range; Maytag auto. washer & matching elec. dryer; Amana microwave oven; Samsung 32" flat-screen TV; 20" flat-screen TV; Like new round oak clawfoot table w/extra leaves & 6 matching chairs; Oak single-door glass-front hutch; (3) Glider rockers; (2) Matching Southwest-design loveseat sofas; Tan upholstered recliner; Brown upholstered Lazy Boy recliner; Blue upholstered chair; Near new space-saver elec. treadmill; Rolltop desk; (2) Twin-size beds; Wooden rocker; Floor & table lamps; End tables; (2) Multi-drawer chests; Wooden double-door wardrobe; Stepstool; (2) Barstools; Office chair; Wooden shelving; Dehumidifier; Luggage; Metal shelving; Large asst. of kitchen items incl. pots, pans, dishes, crockpot, elec. skillets, roasters, cookware, silverware & other kitchen items; Cherry dresser w/mirror & matching 4-drawer chest; Full-size bed; Nightstand; Folding chairs; Computer printer w/monitor; Brinkman grill; Large asst. of blankets, bedding & linens; Hoover vacuum; Extremely large collection of coffee cups & mugs; Lawn chairs.

**VAN:** 2012 Chrysler Town & Country mini-van, Stow-n-Go, auto, AM/FM, air, PW, PL, dual sliding doors, 4 captain's chairs plus rear bench, approx. 72,000 miles.

**LAWN MOWERS & TOOLS:** Craftsman 6-1/2hp self-propelled mower w/bagger; Craftsman 5hp 21" mower; Craftsman 4+1 lawn vac/mower w/bagger; MTD 8hp 26" snowblower, like new; Campbell Hausfield 5hp 60-gal. upright 220 air compressor; Like new Sears Craftsman 12" band saw; Like new Craftsman 1hp floor-mount drill press; Craftsman bench-mount wood lathe; Craftsman belt & disc sander; Craftsman shop vac; Asst. of Craftsman tools incl. circular saw, air nailer, wrenches, sockets, sabre saw, drills; Asst. of Craftsman rechargeable tools; Black & Decker hedge clippers; Echo gas-powered string trimmer; Leaf blower; 24' alum. extension ladder; Lawn spreader; Wheelbarrow; Small hydraulic floor jack; Mechanic's creeper; Workbench; Snow shovels; Gas cans; Drop cords; Log chain; Alum. stepladder; Post driver; Large old wooden carpenter's toolbox; Hand mitre saw; Asst. of hand tools, hand saws, wrenches; Hoes, rakes, shovels; Potato fork; (2) Schwinn 10-spd. bicycle.

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

**MASTERCARD/VISA  
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.*

## **EMMETT VAN VEEN ESTATE, OWNER**

Bruce Van Veen, Executor

Robert M. Box, Attorney



*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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