

ESTATE AUCTION

SUNDAY, APRIL 27, 2014 12:00 NOON

Sale To Be Conducted At

1018 W. MARY, OTTUMWA, IOWA



REAL ESTATE: This property consists of a 3-bedroom, 1-1/2 bath ranch-style home, constructed in 1982. Large living room, eat-in kitchen w/loads of cabinet space, sliding glass door from dining area to rear patio; 3 spacious bedrooms on the main level; this home has a full poured concrete basement, which is finished with non-conforming bedroom, family room and laundry area. Fully paved drive leads to 24'x24' detached garage. Oversized lot measuring 80' wide x 170' in depth and located in an excellent South location, close to school. 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 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: Near new Kenmore refrigerator/freezer w/bottom freezer; Whirlpool elec. oven/range; GE no-frost refrigerator/freezer; Older Frigidaire elec. oven/range; Small Haier chest-type deep freeze; Near new Maytag auto. washer & matching elec. dryer; Like new LG 50" flat-screen TV; Memorex DVD & MP3 player; Memorex 19" color TV; 25" color console TV; VCR; Sharp microwave oven; Round oak dining table w/4 roller swivel chairs; Near new brown upholstered elec. lift chair; Near new Lazy Boy 3-cushion sofa w/end recliners; Tan upholstered Lazy Boy recliner; Lane cedar chest; Chrome dinette table w/4 chairs; 3-cushion brown floral upholstered sofa; Near new curved-glass china cabinet; 6-drawer chest of drawers; Pair-glass-top end tables; Full-size bed w/mattress & box springs; (2) Oak 2-drawer file cabinets; Full-size bed w/maple headboard; Oak sofa table; Glider rocker; Writing desk w/glass top; Large asst. of collectible glassware incl. carnival glass, hen on the nest, glass baskets, punch bowl set, pressed glass, figurines, planters, Fenton glass; (2) Old dolls; Asst. of flower arrangements; Old ice cream freezer; Several vacuum cleaners, incl. upright & canister, incl. Hoover Steam n Vac & elec. brooms; Invalid walker, canes & bath seat; Wooden shelving; Component stereo; Serving cart; Large asst. of kitchen items incl. pots, pans, dishes, coffeemaker, crockpot, elec. roaster, glasses & tumblers, bread machine, mixing bowls & apple peeler; Canning jars; Luggage; Folding chairs; Small Brinks combination safe; Asst. of John Deere memorabilia incl. John Deere cookie jar & toys; Fans; Large asst. of Christmas decorations & other decorator items; Asst. of bedding, blankets, towels & linens; Large wall mirror; Near new Kenmore stainless steel gas grill.

LAWN MOWER, SNOWBLOWER & TOOLS: Like new John Deere LX266 riding lawn mower, hydro, 42" deck, front blade & rear bagger attachment; Like new Snapper self-propelled 22" lawn mower w/rear bagger; Like new John Deere 724D self-propelled snowblower; Fimco 15-gal. 2-wheel pull-type sprayer; New Craftsman 12" compound mitre saw; Brand new 3-pc. tool kit w/jigsaw, sander, elec. drill & folding workbench; Campbell-Hausfield elec. power washer; 4', 6' & 8' stepladders; 16', 20' & 24' extension ladders; Craftsman 10" table saw w/cast-iron top; Craftsman bench-mount drill press; 6" grinder; Tool Shop 9" bandsaw; Craftsman belt sander; Several rechargeable drills; Sanders; Circular saw; 3/8" & 1/2" drills; Port. air tank; Ryobi reciprocating saw; 3hp & 6hp shop vacs; (2) Metal ignition parts cabinets; 4-door metal cabinet; 2-wheel dolly; Large asst. of hoes, rakes, shovels, forks, ax, other hand & garden tools; Car ramps; Drop cords; Toolbox; End wrenches, pliers & screwdrivers; Material stands; Wood planes; Grease gun; Snow roof rake.

AUCTIONEER'S NOTE: John Wasko took outstanding pride in his home, furniture & tools. Quality is outstanding. Be sure & attend this fine sale.

**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.

JOHN WASKO ESTATE, OWNER

Jean Gruwell, Executor

Box & Box, Attorneys



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net

Find us on facebook at [AlMartinRealEstateAuctionCo](https://www.facebook.com/AlMartinRealEstateAuctionCo)