

RESCHEDULED AUCTION

SUNDAY, APRIL 29, 2018 - 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1315 GREENWOOD DRIVE, OTTUMWA, IOWA

REAL ESTATE: This property consists of a 3-bedroom, ranch-style home, kitchen with dining area, large living room, 3 spacious bedrooms and full bath on the main level. This home has a full, poured concrete basement with gas forced-air heat & central air. There is also a 10'x36' screened-in rear patio. Situated on a level lot measuring 50'x139', this property comes with a 24'x26' 2-car garage, built in 1979. If you are looking for that low-maintenance dwelling in an excellent South location, make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer's 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 & ANTIQUES: Hot Point refrigerator/freezer; Like new Whirlpool gas oven/range; Maytag auto washer & matching elec. dryer; Westinghouse dehumidifier; (2) Floral upholstered 2-cushion sofas; Forest green upholstered recliner; Square dinette table w/6 chairs & extra leaf; Full-size bed w/mattress & box springs; 4-drawer chest; Metal shelving; Component stereo; Console stereo; Floor & table lamps; TV stand; Air-Dyne exercise bike; Wooden barstools; Wooden straight chairs; Office chair; Asst. of kitchen items incl. pots, pans, dishes, blender, coffeemaker, roasters, Emerson microwave oven, Corelleware dishes, Pyrex, elec. grill, utensils & other kitchen items; Asst. of blankets, bedding & linens; (2) Sewing machines; Antique wooden desk; Antique wooden table w/pullout leaves; Several antique reference books; Old copper platter; Pottery; Chalkware; Old toys; Old quilts & quilt tops; (2) Old radios; Beaded & tapestry purse; Black Americana; Old mechanical toy; Oil lamps; Ice cream stool; Child's rocker; Brass single bed frame; Lapidary tools; Brass tire pump; Large asst. of books, toys, puzzles & games; Folding card table; Bissell & Eureka upright vacuum cleaners.

TOOLS: Near new Craftsman jointer/planer; Shop Master table saw; Craftsman router table; 3/8" & 1/2" elec. drills; Wheelbarrow; 6' fiberglass stepladder; Wooden straight ladder; Shop vac; Other hand tools; Wrought-iron patio set; Clothes drying rack; Lawn chairs.

Auctioneer's Note: This sale was originally scheduled for April 15. Due to weather conditions, this auction was postponed and rescheduled to April 29.

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

**CHECK 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.

BETTY FARRINGTON ESTATE, OWNER

Debbie Miller, Executor

Tom Anders, Attorney



Auctioneers:

Jim Kosman

Roger J

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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