

ESTATE AUCTION

SUNDAY, MAY 4, 2014 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

426 BURRHUS STREET, OTTUMWA, IOWA

OR 1 Block South of Richmond Avenue off of Milner Street

Auction Signs Will Be Posted

REAL ESTATE: This property consists of 3-bedroom, ranch-style home, with large living room, full bath, large kitchen with dining area, with washer/dryer hookups off of kitchen. This home has a partial basement with gas forced-air heat. An enclosed breezeway connects to a 2-car garage with access off of Burrhus Street and the alley at the rear. This home has a newer roof, vinyl siding and is carpeted throughout, with lots of storage space.

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 Hot Point elec. oven/range; Maytag refrigerator/freezer; Kitchenaid trash compactor; Hitachi 56" big-screen TV; Sanyo 12" color TV; Fetters 110 window air conditioner; Floral upholstered 3-cushion sofa; (2) Matching near new brown velour upholstered rocker/recliners; Large marble-top coffee table & 2 matching end tables; Maple full-size bed w/mattress & box springs, double dresser w/mirror & 4-drawer chest.

ATTENTION - DOLL COLLECTORS: Huge collection of dolls - porcelain, bisque & ceramic, including Cabbage Patch's - approx. 150 dolls or more; Large asst. of costume jewelry; Large asst. of figurines & wood carvings incl. elephants, centerpieces & other wood carvings; Large freestanding jewelry cabinet; Quilt rack; Large double-door 12-gun cabinet w/glass doors; (2) Large 3-door glass-front hutches; Small roll-top desk; Plant stands; Child's rocker; Wooden straight chairs; Round game table & 6 matching chairs; Glass-front curio cabinet; Wooden hall tree; Clothes racks; 5-drawer chest; Microwave cart; Bar stool; Large asst. of kitchen items incl. pots, pans, dishes, bowls, bread machine, Litton microwave oven, blenders, soup tureen, silverware, mugs & other kitchen items; Near new curved-glass china cabinet; Oak corner cabinet; (2) Wooden 5-shelf book-cases; Corner table; Blankets, bedding & linens; Invalid walker; Ice cream chair; Dirt Devil upright vacuum cleaner; Old Argus's; Extremely large asst. of Christmas decorations incl. figurines, trees, lighted ornaments; Cream cans; Lawn chairs; 16' alum extension ladder; Lawn edger; Leaf blower; Drop cords; Asst. of lawn ornaments.

**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.

HILDA RANDOLPH ESTATE, OWNER

Tim Willcockson, Administrator

Robert M. Box, Attorney

Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll



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