

# ESTATE AUCTION

**SATURDAY, MAY 9, 2015 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**9885 HIGHLAND CENTER, OTTUMWA, IOWA**

East edge of Highland Center, which is located approx. 4 miles NE of Ottumwa

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 3-bedroom ranch-style home, constructed in 1970. This home has large eat-in kitchen open to over-sized living room, full bath plus 3 spacious bedrooms with plenty of closet space. This home has as full, poured concrete basement with gas hot water heat. There is a large enclosed rear patio plus over-sized 2-car garage all located on nearly 3 acres, within quick commute of Ottumwa, with rural water and is situated in a quiet rural community.

**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.

**HOUSEHOLD ITEMS:** Like new White Westinghouse refrigerator/freezer; Sanyo 40" flat-screen color TV, like new; Near new Dell Inspiron 660 desktop computer w/flat-screen monitor & HP printer; Full-size bed w/mattress & box springs; 4-drawer chest; Wooden computer desk; Office chair; 2-cushion loveseat sofa; Pine square dining table w/4 chairs; Microwave stand; Eureka upright vacuum cleaner; 2-drawer nightstand; Wooden bookcase; Asst. of kitchen items incl pots, pans, dishes, toaster, coffeemaker, crockpot, Sharp convection oven & other kitchen items; 10-spd. bicycle.

**TOOLS:** Coleman Power Mate 5,000-watt generator; Foley-Bellsaw; 12" planer/molder; Hitachi B-600A heavy-duty commercial bandsaw; United 8" jointer/planer; United 220 10" tilting arbor saw; 1hp heavy-duty belt & disc sander; Delta wood plane; ProTech mitre saw; Airco 220 welder; Small port. air compressor; (2) Craftsman base tool cabinets; Extremely large asst. of wood bar clamps & "c" clamps; Wood chisels; Craftsman routers; Belt sander; Bench grinder; Makita anglehead grinder; Skil circular saw & Makita reciprocating saw; Bosch hammer drill; (2) Jet well pumps; New pressure tank; Alum. pipe wrenches; Crescent wrenches; Log chains; Sump pump; Pipe threader & pipe vise; Power planer; Small tile saw; Keller 8' fiberglass stepladder; Alum. extension ladder; Load binders & chains; Electrical wiring; Large asst. of hand tools incl. hammers, wrenches, drills; Hoes, rakes, shovels; Winch; 1-1/2T. chain hoist; Fishing rods & reels; Elec. trolling motor; 2-wheel pull-type yard cart.

**GUNS:** Remington Model 1100 Magnum 12-ga., 3" chamber, full choke, vent rib, NIB, never fired; Remington 870 Express 12-ga. Pump, modified choke, vent rib; Ruger Blackhawk 357 Magnum revolver, 6" barrel w/holster; (2) Navy Arms black powder double-barrel shotguns; 50-cal. muzzle-loader rifle. **GUN PERMIT REQUIRED FOR THE PURCHASE OF ALL FIREARMS.**

**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.*

**STEPHEN C. CHRISMAN ESTATE, OWNER**

Ron Chrisman, Executor      Box & Box, Attorneys



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

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

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