

ESTATE AUCTION

SATURDAY, MAY 10, 2014 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

535 LEIGHTON STREET, OTTUMWA, IOWA

Leighton is located off of W. Williams, 1 Block East of the intersection of Shaul Ave.

& W. Williams OR 1 Block West of Pickwick School

Auction Signs Will Be Posted



REAL ESTATE: This property consists of a ranch-style, 3-bedroom home with 1-1/2 baths on main level, large living room, eat-in kitchen, main floor laundry area plus 3-seasons room. This home has a 2-car attached garage, full basement with 1/2 bath down, newer high-efficiency gas forced-air furnace and central air. Situated on a large 75' wide x 162' in depth, this home was constructed in 1970 and has 1,265 square feet on foundation. If you are looking for a well-cared for home in a super South residential area, 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, ANTIQUES & HOUSEHOLD ITEMS: Frigidaire refrigerator/freezer; Magic Chef gas oven/range; Maytag auto. washer & matching elec. dryer; Sharp microwave oven; Kenmore upright deep freezer; Maytag square tub wringer/washer; RCA color console TV; Like new 5-pc. Bedroom suite incl. queen-size bed, double dresser w/mirror, 4-drawer chest, nightstand & lingerie chest; Floral upholstered 3-cushion hide-a-bed sofa; Tan upholstered Lazy Boy recliner; Near new brown upholstered lift chair; Square dining table & 6 chairs w/matching wood buffet; Formica-top drop-leaf table; Combination safe on wheels; Wooden rocker; Antique oil lamp & wall bracket; Old smoking stand; Full-size bed w/mattress & box springs; Near new wheelchair; Invalid walker; Hoover upright & canister vacuum cleaners; Coffee & end tables; Oak glider rocker; Kenmore elec. Sewing machine in cabinet; 3-pc. Blonde oak bedroom set incl. full-size bed, dresser w/mirror & matching 4-drawer chest; Metal bookshelf; Asst. of blankets, bedding & linens; Floor & table lamps; Large asst. of kitchen items incl. pots, pans, dishes, coffee makers, blender, crockpot, silverware; Kitchen stool; Metal lawn chairs; Set of drain tubs; Christmas decorations; Asst. of collectible glassware incl. hand-painted plates, clear & pressed glass, 8-place setting of amber Depression ware; Old toys incl. wind-up motorcycle; Exercise bike; Porch swing; Wooden straight chairs. **TOOLS:** Like new 5hp 22" snowblower; Stationary air compressor; Walker floor jack; Oxyacetylene tanks, hoses & gauges; (2) Heavy-duty Sioux anglehead grinders; Benchmount drill press; Heavy-duty battery charger; Power hacksaw; Craftsman belt sander & circular saw; 3/4 & 1/2" socket sets; Older 220 Marquette welder; Log chains; Craftsman table saw; 20' alum. Extension ladder; Wooden extension ladder; Stepladders; Large asst. of hand tools incl. wrenches, drills & drill bits, pipe vise, mechanic's creeper, bench grinder, vise, drop cords, hoes, rakes, shovels, end wrenches, hammers, torque wrench, testers, bolt cutters, pipe wrenches; Weedeater blower; Hedge trimmers; Black & Decker Workmate; Large asst. of hardware items; Elec. motors; 3hp front-tine tiller.

AUCTIONEER'S NOTE: Be sure and attend this auction as there will be many unadvertised items. Mr. Proctor was an automobile mechanic for many years.

**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.

EDNA M. PROCTOR ESTATE, OWNER

Edward Proctor, Executor

Robert M. Box, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

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