

ESTATE AUCTION

SUNDAY, MAY 13, 2012 • 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

521 S. MOORE, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-story, 3 or 4-bedroom dwelling, with over-sized living room, large eat-in kitchen, full bath & bedroom on main level. Upper level consists of 3 large rooms. This home has a partial basement, 1-yr. old gas forced-air furnace, central air & large covered patio. Situated on 2 lots, with 110' frontage on S. Moore, and extending back 125' in depth. Also located on the property is a 20'x24' 2-car detached garage. This home has been well-maintained, has newer electrical service, new hot water heater, recent roof replacement & is in an excellent South location. Be sure & 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 PROMPTLY AT 1:00 PM

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

APPLIANCES, FURNITURE & PERSONAL PROPERTY: Amana side by side refrigerator/freezer w/ice & water in door; Maytag elec. oven/range w/ceramic cooktop; Whirlpool auto. washer; Estate elec. dryer, bought new Sept. '11; Magnavox 32" color TV w/remote; RCA 21" color TV w/remote; 4-head VCR; Sentry fireproof document safe; Newer roll-top desk; near new cedar chest; Like new curved-glass china cabinet; Brown velour upholstered lift chair; Floral upholstered 3-cushion sofa & matching loveseat; Antique serpentine-front, hand-carved buffet w/mirror; Full-size & queen-size beds; Large 5-drawer chest; 2-drawer nightstand; 3-drawer chest; Wooden bookcase; Floor & table lamps; End tables; Brinkmann smoker/grill; Stainless steel gas BBQ grill; Antique glass-front cabinet, made into gun cabinet; Folding card table w/4 chairs; Pictures & frames; Window fan; Antique Jenny Lind bed; (2) Double dressers w/mirrors; Double-door glass-front cabinet; Round oak table & 4 matching chairs; Brown velour upholstered recliner; Old oil lamps; Asst. of kitchen items incl. pots, pans, dishes, toaster, Emerson microwave, Tupperware, silverware, utensils & other kitchen items; Asst. of blankets, bedding & linens; Nativity set; Lawn chairs; Old wooden church pew; Alum. 6-1/2' Christmas tree w/light; Old comic books & magazines; Oil lamps; Fans; Wooden stool. **GUNS:** WWII Japanese Army rifle, bolt-action, carbine; 20-ga. single-shot shotgun; Noble Model 70 410 pump; West Point 20-ga. pump; Stevens 16-ga. single-shot shotgun; New England Arms 12-ga. shotgun; **GUN PERMIT REQUIRED FOR THE PURCHASE OF ALL FIREARMS-NO EXCEPTIONS.** Crossman BB pistol & BB rifle; Crossbow; Compound archery bow w/arrows; 10'x20' metal-frame canopy; **VAN, TRACTOR, EQUIPMENT & TOOLS:** 1992 Plymouth Voyager van, 3 rows seats, approx. 120,000 miles, always stored inside; Late model Ford 8N tractor, WF, 3-pt, new rear tires; Bush Hog 4' 3-pt. rear tiller; 2-bottom 3-pt. plow; Johnson 5-1/2hp outboard motor; (2) Troy-bilt Horse model rear-tine tillers; Coleman 2,000-watt port. generator; Large wooden workbench; Small floor jack; **8'x10' glass-enclosed greenhouse;** Lawn cart; small floor jack; elec. 1/2" drill; Elec. chain saw; Weedeater brand 20" 5-1/2hp lawn mower; Asst. of hammers, wrenches, sockets & other hand tools.

AUCTIONEER'S NOTE: Be sure & attend this sale with many interesting items to be found.

**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.

AURELIA McDOWELL ESTATE, OWNER

Debbie Courtney & Tad McDowell, Executors



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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