

ESTATE AUCTION

SATURDAY, MAY 17, 2014 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

512 JOHNSON, OTTUMWA, IOWA

Just South of the Intersection of Albia Road & Johnson OR 1/2 Block South of the Fareway Store
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a completely remodeled 2-bedroom home with dine-in kitchen, living room and full bath. This dwelling has an attached 24'x24' 2-car garage, which was constructed new in 2013. This home has new vinyl siding, new roof, new furnace, central air and new driveway, all constructed last year. Main level laundry facilities with rear deck overlooking wooded back yard and is situated on a level lot, measuring 60' wide x 110' in depth. This home is just like new, inside and out and would make an excellent starter or retirement home. Located close to shopping 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 AT 12:00 NOON

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

APPLIANCES, FURNITURE & PERSONAL PROPERTY: Near new Amana refrigerator w/bottom freezer; Near new Whirlpool elec. ceramic cooktop oven/range; Near new Maytag stainless steel 2000 series front-load washer & matching elec. dryer; Sony 40" flat-screen color TV; Sansui 17" flat-screen TV; Emerson 25" color port. TV w/built-in DVD player; Sony CD audio system w/speakers; Magnavox DVD player; Brown upholstered 3-cushion sofa w/end recliners; Full-size bed w/mattress & box springs; 2-drawer nightstand; 5-drawer lingerie chest; Rolltop oak desk; Maple dining table w/4 chairs; Small Sentry safe; Wall-hung elec. fireplace insert; Artificial brick-front fireplace; Oak coffee table; Round oak drop-leaf dinette table; Fitness Vibe treadmill; Laptop computer w/HP printer; 31-day keywind mantle clock; Toy train; Remote-control helicopter; Wooden base cabinet; Pictures & frames; Large asst. of kitchen items incl. pots, pans, dishes, coffeemaker, toaster, crockpot, blender, toaster oven; BBQ grill; Porch glider; Rubbermaid deck box; Outdoor fountain; Lawn chairs; Set - stoneware dishes; Humidifier; Hall tree; Antique brass hanging oil lamp w/hand-painted shade; Wall mirror; Outdoor fireplace; Yamaha acoustic guitar, NIB.

TOOLS: Small 10-gal. port. air compressor; Delta elec. mitre saw; Black & Decker, Craftsman rechargeable drills; Gas-powered Weedeater; 6" Bench vise; 6' alum. Stepladder; Circular saw; Hoes, rakes, shovels; Shop vac; Small elec. power washer; Elec. blower; Metal rack; John Deere gas-powered blower; Small front-tine tiller; Asst. of hand tools incl. sanders, 1/2" & 3/8" sockets, end wrenches, clamps, air ratchet, air sander, 1/2" air impact; Hydraulic floor jack; 4" anglehead grinder; (2) Extreme Garage double-door tool storage cabinets & base cabinet; Hoes, rakes, shovels.

HARLEY DAVIDSON TRIKE & FORD EXPLORER PICKUP: 2004 Harley Davidson Motor Trike, electroglide, windshield, mag wheels, rear trunk, intercom, AM/FM radio, black & gold in color; 2010 Ford Explorer SportTrac XLT PU, 4D, PW, PL, V6, sunroof, AM/FM w/CD player, fiberglass bed cover, like new inside & out; Near new Cub Cadet 20" gas-powered lawn mower. **Motorcycle & Pickup will sell immediately following real estate at 12:00 Noon.**

**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.

JERROLD R. LUDWIG ESTATE, OWNER

James M. Box, Executor

Box & Box, Attorneys

Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*



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