

AUCTION

SATURDAY, MAY 18, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

5987 MADISON AVENUE, OTTUMWA, IOWA

OR 1/4 Mile North of the Intersection of Madison Ave. & US Hwy. 63 South

Auction Signs Will Be Posted

REAL ESTATE (To be sold at 10 AM): This property consists of a 1-story, 2-bedroom bungalow-style home with living room with built-in bookcases & fireplace, ample-sized bedrooms, eat-in kitchen area with loads of cabinet space and full bath. This home has a full basement with new high-efficiency gas forced-air furnace. Also located on the property is a 12'x40' 2-car garage with attached 12'x20' storage building. There is a breezeway that joins the house and garage. This home is situated on a lot nearly a 1/4 acre in size, with nearly 109' of frontage on Madison Avenue. If you are interested in a well-maintained efficient home, close to town with a commanding view of the city, be sure and make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty *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 SELLS FIRST, PROMPTLY AT 10:00 AM*****

Followed by Furniture & Personal Property

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Frigidaire refrigerator/freezer, like new; Frigidaire elec. oven/range; GE auto. washer; 3-yr. old Frigidaire elec. dryer; Gold Star dorm-size refrigerator; Round pedestal table; Wooden kitchen cabinet w/bookcase top; Toy bench; Wooden handmade cabinet; Antique Lincoln-style rocker; (2) Barrel chairs; Washboard; Wooden folding chairs; Metal lawn chairs; Asst. of dishes, pots, pans & kitchen items; Ice cream freezer; Baskets; Coaster wagon; Lawn chairs; Camp stove; **LAWN MOWER & TOOLS:** Cub Cadet 2185 riding lawn mower, 300 hours, 54" deck, hydro, always stored inside; Front blade for riding lawn mower; Pair of tire chains for lawn mower; Black & Decker pad sander; Craftsman sabre saw; Skil circular saw; Remington elec. chain saw; Small table saw; Near new gas weedeater; Lawn sprayer; Log chains; Battery charger; Hand garden plow; Shop vac; Kerosene heater; Wooden extension ladder; 6' wooden stepladder; Levels.

AUCTIONEER'S NOTE: Don't forget, **REAL ESTATE SELLS FIRST**, promptly at 10:00 AM.

**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.

HAROLD McCULLOUGH, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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