

REAL ESTATE AUCTION

SATURDAY, MAY 20, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
805 FIRST AVE. WEST, OSKALOOSA, IOWA

REAL ESTATE: This property consists of a 3-bedroom, bungalow-style home, kitchen w/pantry area, formal dining area, plus family-sized living room. Full bath w/newly installed walk-in tub. Enclosed front & rear porches, Partial basement with gas forced-air heat; rear concrete patio, on a lot measuring 50' wide x 128' in depth. Over 1,200 square feet of living space, plus a 16'x22' detached garage, built in 1975. If you are looking for a super home, located closed to the business district, be sure & 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 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: Whirlpool refrigerator/freezer w/ice & water dispenser; Near new Whirlpool elec. oven/range w/ceramic cooktop; Whirlpool port. dishwasher w/cutting board top; Whirlpool auto. washer & Maytag gas dryer; Amana 13 cu. ft. upright deep freeze; Round formica-top dinette table & 6 matching chairs; (2) 3-drawer file cabinets; Small Sentry safe; Wooden glass-front cabinet; Canon photo copier; HP printer; Wooden bookshelves; Coffee & end tables; Upholstered chairs; 3-drawer chest; LG 40" flat-screen TV; Toshiba 50" flat-screen TV; Maple buffet; Wooden blanket chest; Table lamps; Queen-size & full-size beds w/mattress & box springs; Nightstand; Oval kitchen table w/4 roller chairs; 7-drawer lingerie chest; Asst. of pictures & frames; Blankets, bedding & linens; Writing desk & chair; Corner shelf; Wooden porch swing; Asst. of kitchen items incl. pots, pans, dishes, Corning Ware, Pyrex, coffeemaker, Amana Radarange; Small bistro table & 2 chairs; Several gazing balls & stands.

ANTIQUES & COLLECTIBLES: Open-front attorney-style wooden bookcase; Antique wooden kitchen cabinet; Double-door chiffarobe; Serpentine-front dresser w/mirror & matching 5-drawer chest; Small blonde oak curio cabinet; Antique wainscott double-door cabinet; Large antique double-door cabinet; Corner shelf; Single-drawer oak table; Old mission-style writing desk; **Large collection (150 to 200) of very ornate crystal paper weights;** Gone-With-the-Wind style pink & purple lamp; Blue shaded teardrop lamp; **Large doll collection incl. porcelain, china head, lots of Barbies & ethnic dolls;** Asst. of Oskaloosa plates & memorabilia; Large asst. of figurines; Candleholders; Carnival glass; Crystal ware; Large blue glass vase; Cow & bird figurines; Calendar plates; Bookends; **Asst. of Vans pottery;** Compotes; Red & blue glassware & vases; Ink wells; Wedgewood; Crystal glassware; Cruet set; Shirley Temple pitcher; Perfume bottles; Fenton ware; head vases; (2) Old miner's lamps; (3) Powder horns; Skeleton keys; Mary Gregory lamp & basket; Cane collection; Several glass baskets; Old oil lamps; Old cigar boxes; Pen set; Large asst. of history & genealogy books.

AUTOMOBILE & TOOLS: 1998 GMC Jimmy, 4D, 4300 V6 engine, auto, full power, sun roof, 4x4, 66,500 miles; Dewalt 2-drawer toolbox; Asst. of hoes, rakes, shovels, spades; Stepladder; 2-wheel dolly; Hand tools.

AUCTIONEER'S NOTE: Be sure & attend this outstanding sale, as there will be many unadvertised antique & collectible items. Quality will be outstanding. We will see you there. Go to our website for pictures – www.almartinauctions.com.

**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.

ROSALIE WOERDEMAN, OWNER



Al Mar in AUCTION COMPANY LLC

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