

REAL ESTATE AUCTION

FRIDAY, JUNE 1, 2012 • 5:00 PM

**SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
959 S. WEBSTER, OTTUMWA, IOWA**

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2 or 3-bedroom home with large living room, eat-in kitchen, main level laundry hookups, enclosed rear porch and full basement. This home has gas forced-air heat and is situated on a lot measuring 50' wide & 652' in depth - 3/4 acre in size. Also located on the property is an oversized 2-car garage with adjoining workshop area. If you are looking for a home in a private South location with lots of room and a huge lot, 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 WILL SELL PROMPTLY AT 5:00

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

Announcements made day of sale take precedence over any advertising.

VANNOY/SALLEE, OWNERS



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

www.almartinauction.net