

ESTATE AUCTION

SATURDAY, JUNE 3, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
549 S. WEBSTER, OTTUMWA, IOWA
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-bedroom, single-story home, with newly remodeled eat-in kitchen. Large living room & formal dining area, plus full bath. Partial basement with newer gas forced-air furnace & central air. New windows; updated electrical. Large rear deck & covered front patio. There's also a large 26'x28' 2-car garage, constructed in 1999, with gas forced-air heat. If you are looking for that low-maintenance home with extra garage space & workshop, close to schools, be sure & take a look at this house.

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, HOUSEHOLD ITEMS & COLLECTIBLES: Whirlpool refrigerator/freezer w/ice & water dispensers; Amana gas oven/range, like new; Vizio 21" & 30" flat-screen TVs; Brown upholstered 3-cushion sofa; Tan upholstered 3-cushion sofa; Blonde oak double dresser w/mirror & matching 5-drawer chest; Folding tables; Small Sentry safe; Bissell carpet shampooer; **Asst. of Budweiser clocks, light & signs; Asst. of beer & advertising incl. Seagrams picture, Marlboro freestanding ashtray;** Wooden hall tree; Elec. roaster; Component stereo; Wooden shelving; Elec. heater; Wooden writing desk; Deer mounts & antlers; (2) Gas BBQ grills; Master-Built glass-front smoker; Camp stove; Asst. of pots, pans, dishes, coffeemakers, Pyrex, pitchers; Floor lamps; Pet carrier; Crossmon air rifle; (2) Igloo dog houses; Large asst. of lawn chairs; Fishing tackle, rods & reels.

BOAT MOTORS, TOOLS & EQUIPMENT: Evinrude 30hp outboard motor; Evinrude 9.9 outboard motor; Campbell Hausfield 26-gal. 110 port. air compressor; Ingersoll Rand 2-cyl. 220 60-gal. tank air compressor, needs motor; Lincoln 225 elec. welder, like new; Duracraft 16-spd. floor-mount drill press; Oxyacetylene torch set, complete; Yard Machine 5hp 24" self-propelled snowblower; Hitachi mitre saw; Dewalt circular saw; Dewalt rechargeable drill; Clark cutoff saw; Bench-top table saw; (2) Battery chargers; Grinder & stand; Yellow Flammable cabinet; House jack; Stihl weed eater; Bench-mount disc & belt sander; Heavy-duty metal base bench w/4" vise; Air hose reel; 2-wheel dolly; Universal meat grinder; Large asst. of hand tools incl. stepladders; Hoes, rakes, shovels; sledge hammer; Handyman jack; 20' extension ladder; Jack stands; Near new shop vac; 3/4-drive socket set; C clamps & bar clamps; Hardware cabinets; Drop cords.

PORTABLE BUILDING: 8'x8' portable lawn storage building, on skids.

COIN COLLECTION CONSIGNED: 1978 Liberty Dollar; (21) Silver Dollars; Liberty Quarter Dollar; (5) Silver dimes; (2) one Troy ounce coins; (4) Liberty Quarters; (5) Liberty Dollars; 1974 Liberty Dollar coin; 1903 Indian penny; (3) 1964 Philadelphia Mint coin sets; (4) \$2.00 bills; Asst. of foreign coins – Ireland, Italy, France, Netherlands & Canada.

AUCTIONEER'S NOTE: We will see you on June 3rd. List is incomplete, at this time, as we are unpacking and getting ready for this sale.

**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.

KATHY NICKOS ESTATE

Keri Rupe, Administrator

James M. Box, Attorney

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

Find us on Facebook at Al Martin Real Estate Co

www.almartinauctions.com

