

ESTATE AUCTION

SATURDAY, JUNE 5, 2021 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1128 ORCHARD STREET, OTTUMWA, IOWA

Orchard Street is located off of Iowa Avenue, 1 Block South of Hayne Street

REAL ESTATE: This property consists of a 1-story, 1 or 2-bedroom home with large over-sized kitchen, formal dining area and living room and full bath. This home has a full basement, with updated electrical, newer furnace and central air. Wrap-around front porch and covered rear patio and attached carport. Situated on a level lot measuring 45' wide x 137' in depth. Also includes lawn storage building. This home has been maintained to the utmost with newer vinyl siding, updated windows and other improvements. Be sure and inspect this residence.

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: Amana refrigerator/freezer, 2 yrs. old; Amana gas oven/range; Magic Chef microwave oven; Vizio 55" flat-screen TV; Formica-top dinette table w/4 matching swivel roller chairs; Singer elec. sewing machine in cabinet; Near new leather upholstered lift chair; Near new Lazy Boy brown upholstered recliner; Queen-size bed w/bookcase headboard, mattress & box springs; Open-front hutch; 3-cushion brown upholstered sofa; Armoire cabinet; (2) Matching wooden bookcases; TV stand; Floor & table lamps; (2) Rayo metal oil lamps; Hoover & Red Devil vacuum cleaners; Asst. of figurines & brass ware; Oriental double-door cabinet; Elec. heaters; Serving cart; Fans; Asst. of pots, pans, dishes; Several boxes of canning jars; Pictures & frames; Baskets; (2) Wooden barstools; Hall tree; (3) Matching end tables; Patio table & chairs; Black & Decker hedge clippers; Small port. air compressor; Lawn ornaments; Hoes, rakes, shovels; Wheelbarrow; Fiberglass stepladder; Cub Cadet 20" gas-powered lawn mower.

CAR: 2005 Buick LeSabre Custom, 4D, 3800 V6, auto, PW, PL, 56,476 actual miles. This car has been excellently maintained, good tires, no rust.

**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.

SALLY AMOS ESTATE, OWNER

Jack Mills, Executor

Box & Box, Attorneys

AL MARTIN REAL ESTATE & AUCTION CO., INC.

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641-682-5465

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