

REAL ESTATE AUCTION

THURSDAY, JUNE 11, 2015 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
601 W. SECOND STREET, OTTUMWA, IOWA
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story, commercially-zoned concrete block & steel-constructed building, measuring 50' wide x 120', with 6,000 square feet under roof. This building was constructed in 1964, is handicapped accessible and has 2 restrooms & kitchenette area. This building has gas forced-air heat & central air conditioning and is currently used as multiple office units, with front & rear entry doors. In a high traffic area, this building could have many commercial uses.

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 PM

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.

THOMAS A. PALEN, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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