

ESTATE AUCTION

SATURDAY, JUNE 9, 2012 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
122 VOGEL • OTTUMWA, IOWA

Just East of the Intersection of Vogel & N. Court
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-bedroom, 1-story dwelling, located in one of Ottumwa's most historic residential areas. This home has a large living room with fireplace, adjoining formal dining area and efficient kitchen & 2 large bedrooms plus full bath on main level. There is also an unfinished attic area. This home also has a full concrete basement with partial finish, containing large family room, newer gas forced-air heat & central air & large full, open front porch. Situated on a lot measuring 50' wide x 133' in depth, this home is all original. Be sure & make an appointment to inspect this property.

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 prorated 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: Near new Kenmore refrigerator/freezer; Kenmore gas oven/range; Whirlpool auto washer & matching elec dryer; Whirlpool upright deep freeze; Amana 110 window air conditioner; Emerson microwave oven; Duncan Phyfe drop-leaf table w/extra leaves; Antique square front single-door china cabinet; Antique square occasional table; Wooden hall tree; Asst of collectible glassware incl pink pretzel glasses, berry set, milk glass pitcher & 6 glasses, asst of Pink Depression inc American Girl, Cherry & Daisy patterns, Fenton glass, 7 Bavarian dessert plates & platter, creamers & sugars; Old wall-hung curio cabinet; 4-drawer chest; Old painted rocker; (2) Child's school desks; Old trombone; Oak drop-leaf table w/2 matching chairs; Harvest oak dinette table w/4 chairs; Plaid upholstered 3-cushion sofa; Brown upholstered 2-cushion sofa w/matching chair; Tan upholstered straight chair; Roll-away bed; Wooden double-door cabinet; 2 & 4-drawer file cabinets; Floor & table lamps; Maple platform rocker; antique drum table; Old high chair; Extremely large asst of Christmas decorations inc Santa Claus collection, Christmas village & Snow Babies; Full-size bed w/mattress & box springs; Twin-size bed w/mattress & box springs; Double dresser w/mirror; Round occasional table; Coffee & end tables; Asst of kitchen items inc pots, pans, dishes, coffee makers, crockpots, popcorn popper, platform mixer, silverware & other kitchen items; Wooden stool; RCA 19" color TV w/remote; Round card table; Corner end table; Double door metal cabinet; Wrought-iron patio table w/umbrella & 4 chairs; Large asst of blankets, bedding, linens & tablecloths; Metal shelving; Fans; Shop vac; Smoking stand; Folding chairs; 12' alum extension ladder; Hoes, rakes, shovels; Lawn & garden tools.

**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.

DOROTHY R. ENGLE ESTATE, OWNER

Eloise DeMoss, Executor

J. Terrence Deneffe, Attorney



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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641-682-5465

www.almartinauction.net