

# AUCTION

SUNDAY, JUNE 10, 2012 • 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
**130 S. FERRY STREET, OTTUMWA, IOWA**

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a single-story, 3-bedroom dwelling, with oversized living room, 3 spacious bedrooms, eat-in kitchen with built-in oven & range plus 3-seasons room. This home has a full basement with gas forced-air heat and central air, is carpeted throughout. Situated on a level lot measuring 55' wide x 139' in depth, this low-maintenance home is in move-in condition.

**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 AT 1:00 PM**

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

**APPLIANCES, FURNITURE & PERSONAL PROPERTY:** Amana 20 cu. ft. refrigerator/freezer w/bottom freezer; Maytag auto. washer & Admiral elec. dryer; Sharp stereo w/5 CD changer; Magnavox console stereo; IBM computer; Casio elec. keyboard; Mahogany entertainment center; Near new leather 3-cushion sofa w/end recliners & 2 matching recliner chairs; Glider rocker; Round oak dining table w/extra leaves & 4 chairs; Swivel office chair; Newer roll-top desk; Mahogany sofa table w/matching end table; Near new full-size bed w/mattress & box springs; Lane cedar chest; Old camelback trunk; Old steamer trunk; Oak oval coffee table; Magazine rack; Oak nightstand; Pine drop-leaf table; Large asst. of decorator items incl. pictures & frames; Double dresser w/mirror & matching 4-drawer chest; Oak 2-drawer nightstand; Several floor & table lamps; Oak bench; Several wall mirrors; Free-standing mirror; 4-drawer file cabinet; Asst. of Cabbage Patch dolls; Microwave cart; Bissell carpet shampooer; Near new Bissell upright vacuum cleaner; Canister vacuum cleaner; Asst. of kitchen items incl. pots, pans, dishes, bread maker, toaster, ice cream maker; Old mandolin; Brass corner shelf; Luggage; Ornamental windmill; Lawn swing w/frame; Wrought-iron patio settee w/2 matching chairs; Brass easel; Fan & stand; Large oak dressing table w/jewelry cabinet; Glass-top end table; Dehumidifier. **BICYCLE BUILT FOR 2, LAWNMOWERS & TOOLS:** Like new Western Flyer bicycle built for 2; Craftsman 20" self-propelled lawn mower; Murray 20" high-wheel lawnmower; Poulan weedeater w/tiller attachment; Craftsman blower; Elec. hedge clippers; Shop vac; Asst. of hand tools incl. wrenches, sockets, saws; Hoes, rakes, shovel, spade, post jobbers; Hose reel; Belt sander; Drills; Battery charger; 3-drawer base tool cabinet; Asst. of fishing equipment.

**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.**

**KENNETH G. & CAROLYN HILL, OWNERS**



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

**AL MARTIN REAL ESTATE & AUCTION CO.**

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