

REAL ESTATE AUCTION

SATURDAY, JUNE 10, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

305 SHAUL AVENUE, OTTUMWA, IOWA

(North of Shaul Cemetery & South of Wildwood Park)

IN-TOWN COUNTRY-STYLE ACREAGE: This property consists of a 1-1/2-story, superbly maintained 4 or 5-bedroom, 2-1/2 bath home. Over 2,000 square feet of living space, with modern, open kitchen with island, open to formal dining area and living room. Large main level utility area plus 2 bedrooms. Upper level has 2 bedrooms with open loft/sitting room. Lower level has kitchen area for overflow family gatherings plus huge living room, large bedroom, over-sized bath plus utility area. This home has an over-sized 3-car garage with half bath, in-floor heat, large wrap-around deck, vinyl siding, full concrete drive. Solar power. This home is impeccable, with recent remodeling. There is also a 2-car detached garage plus stately 2-story barn, with full concrete floor. If you are looking for that outstanding acreage, in the city limits, be sure and make an appointment to inspect this property.

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 12:00 NOON

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Samsung stainless steel double-door refrigerator w/bottom freezer, like new, ice & water in door; Whirlpool refrigerator/freezer; Newer Maytag auto washer & Whirlpool elec. dryer; Frigidaire commercial upright deep freeze; Danbury self-defrosting upright deep freeze; GE microwave oven; 3-cushion Southwest design sofa; 3-pc. bedroom suite incl. full-size bed, dresser w/mirror & 4-drawer chest; 4-pc. bedroom suite incl. queen-size bed, mattress & box springs, 4-drawer chest, double dresser w/mirror & nightstand; Antique 2-drawer dresser w/wishbone mirror; Antique oak secretary w/glass door; Antique oval end table; Plant stands; Blue upholstered 3-cushion Lazy Boy w/end recliners; Blue Lazy Boy leather recliner; Blue Lazy Boy cloth recliner; Wingback straight chair; (2) matching twin beds; End tables; Oak bench w/storage box; Cedar chest; Antique Edison Victrola w/records; VCR; Like new modern oak large dining table w/6 matching chairs & extra leaves; Near new oak sideboard china cabinet w/glass doors; (2) Glider rockers; TV stand; End tables; Floor & table lamps; Old washstand w/towel bar; Wooden sheet music cabinet; Metal shelving; Beautiful oak computer desk; Daisy butter churn; Pitcher & basin; Large collection of teapots, creamers & sugars; Old child's wicker rocker; **Antique railroad steel-wheel express flatbed wagon;** Old antique hand corn grinder; Gristmill; Christmas decorations; Large asst. of decorator items; Bedding, blankets & afghans; Bunn coffeemaker; Mirro pressure cooker; Commercial meat slicer; Large asst. of canning jars; Wash stands & tubs; Ice chests; Elec. smoker; Sony stereo receiver; Lawn chairs; (2) Metal clothes racks; Filing cabinets; Stainless steel serving cart; Pressure canner; Cookware; Toaster oven; Vacuum cleaners; Luggage; Old antique dinner bell; Ice tongs; **John Deere single-door combination gun safe.** Cast-iron butchering kettle; Folding picnic table. (2) Tractor-seat bar stools; Ladies single-speed Schwinn bicycle.

TRACTOR, LAWN MOWER, UTV, TOOLS & EQUIPMENT: 2019 John Deere 4066R tractor, cab, FWA, hydro, dual rear outlets, 751 hours, joystick, sells w/John Deere H180 quick-attach loader; John Deere 680 3-pt. rear tiller; New Frontier 8' loader-mount snow pusher; Pallet forks for John Deere loader; 3-pt. 2-bottom plow; 2020 John Deere X758 riding lawn mower, diesel, 54" deck, 4x4, PS, 311 hours; Kubota RTV X1100C side-by-side, diesel, PS, full cab w/heat & air, hydraulic dump, 862 hours, w/Western 7' hydraulic V-plow snowblade, nice unit; Troy-bilt chipper/shredder w/8hp engine; Troy-bilt Pony rear-tine tiller, like new; Demco Pull-type commercial 100-gal. sprayer w/gas engine, sprayer booms, flotation tires; Near new Land Pride 6' 3-pt. brush cutter; 3-pt. sub-soiler; Honda CB-450, runs, always stored inside; Single-axle 6'x12' trailer w/drop-down end gate; (2) Lawn rollers; Pull-type seeders; ATV sprayer; Stihl leaf blower; Stihl gas-powered hedge trimmers; Stihl HS45 hedge clipper; Stihl 12' pole saw; Near new Stihl MS251C chain saw; Stihl gas-powered weedeater; Karcher 3000 psi gas power washer; 4-wheel garden cart; Appliance dolly; Elec. fencer; Sanborn 110 air compressor; Alum. pickup box; Several workbenches; Wooden & alum. stepladders; Large asst. of clamps; Hoes, rakes, shovels; Grinder & stand; Hand saws; 1/2" elec. drill; Power mitre saw; Tool cabinets; Engine hoist; Milwaukee Sawzall; Other power tools; Craftsman bench-mount drill press; Router; Shop vac; (2) Corn shellers; Well pump; Elec. bandsaw; Metal shelving units; Louden Mfg. harpoon hayfork & pulley; Alum. ramps; (2) Old iron rake wheels; John Deere front-mount dethatcher; 5th-wheel combination hitch for pickup; John Deere garage stool.

AUCTIONEER'S NOTE: This will be an outstanding sale. Super in-town acreage plus household furniture, tractor & tools. Ralph bought the best of equipment, used it and maintained it very well. Be sure & be with us on June 10. We will be running two rings part of the day. For pictures, go to our website – www.almartinauctions.com

**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.

RALPH L. & LOIS E. YOUNG TRUSTS, OWNERS

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

