

AUCTION

SUNDAY, JUNE 17, 2012 • 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

744 WILDWOOD DRIVE • OTTUMWA, IOWA

Just South of the intersection of Wildwood and Mowrey

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 1-story, 2-bedroom, ranch-style home with newly remodeled kitchen, large living room and full bath. This home has a full basement with newer gas forced-air heat & central air, with attached 14'x20' single-car garage. Situated on a level lot measuring 50' wide x 138' in depth. This home is located close to shopping in an excellent south location.

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 & HOUSEHOLD ITEMS: Montgomery Ward 14 cu. ft. refrigerator/freezer; Montgomery Ward upright deep freeze; Maytag auto. washer & Maytag elec. dryer; Like new 3-cushion brown hide-a-bed sofa; 2-cushion hide-a-bed sofa; Schwinn AirDyne exercise bike; 4-drawer chest; Antique 5-drawer chest; Upholstered straight chair; Console stereo; Clothes racks; Metal shelving; Folding card table & 4 matching chairs; Asst. of kitchen items incl. pots, pans, dishes, Corning Ware, toaster oven, mixing bowls, Tupperware, 8-place setting of Noritake china, Set-Currier & Ives dishes; Kitchen scales; Invalid commode; Asst. of hand tools incl. 3/8" elec. drill; Hand saws; Hoes, rakes & shovels.

**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.

DORIS PHILLIPS, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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