

# REAL ESTATE AUCTION

THURSDAY, JUNE 19, 2014 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**1134 N. WAPELLO STREET, OTTUMWA, IOWA**

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a single-story, 2-bedroom dwelling, with full basement, gas forced-air heat, eat-in kitchen, living room plus full bath. This home has a 12'x20' attached garage. Situated on a lot measuring 54' wide x 127' in depth, in an excellent North location. Be sure & make an appointment to view 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 pro-rated to possession date, possession given upon settlement.

## REAL ESTATE WILL SELL AT 5:00 PM

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

## REAL ESTATE WILL SELL FIRST AT 5:00 PM FOLLOWED BY PERSONAL PROPERTY

**APPLIANCES & FURNITURE:** Estate refrigerator freezer; Near new Frigidaire gas oven/range; Magic Chef auto. Washer; Kelvinator elec. dryer; Colby 32" flat-screen TV; Brown upholstered recliner; Platform rocker; Armless sofa; Small writing desk; metal daybed; 5-drawer dresser w/mirror & matching chest; Wooden dinette table; Asst. of pots, pans, dishes & kitchen items.

**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.*

## GEORGE YOUNG ESTATE, OWNER

John Dodge – U.S. Bank, Executor



*Auctioneers:  
Jim Kosman  
Roger Clingan  
Todd Carroll*

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

**307 Church Street  
Ottumwa, Iowa  
641-682-5465**

[www.almartinauction.net](http://www.almartinauction.net)

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