

AUCTION

SATURDAY, JUNE 29, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

2664 CLEARVIEW, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story ranch-style, 2 or 3-bedroom dwelling, with large living room, modern kitchen plus formal dining area, 2 spacious bedrooms plus bath on main level. Home has a full basement, which is partially finished, containing large family room, third non-conforming bedroom, half-bath plus utility room, gas forced-air heat & central air. Large breezeway connects to single-car attached garage. Situated on an 80'x137' corner lot, in an excellent neighborhood.

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 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: Premiere 30" elec. oven/range; Kenmore microwave oven; Kenmore auto. washer & matching elec. dryer; RCA 23" color console TV; Orion 12" color TV w/built-in VCR; Sanyo VCR; Kenmore dehumidifier; Near new brown upholstered 3-cushion sofa; Brown upholstered recliner; Corner double-door curio cabinet; Double-door wooden hutch; Duncan Phyfe drop-leaf table; Round oak dining table w/2 chairs; Drop-leaf gateleg table; Old 2-door wardrobe cabinet; Wooden rocker; Small roll-top desk; Sheet music cabinet; Round maple dinette table w/4 chairs; (2) Oak bookcases; 4-drawer chest; 7-drawer knee-hole writing desk; Cedar chest; Floral upholstered sofa; Full-size bed w/mattress & box springs; Blonde oak dresser w/mirror & matching 4-drawer chest; White naugahyde upholstered straight chair & matching ottoman; Upholstered wingback straight chair; Grandmother clock; Large Hammond double-keyboard elec. organ; Blonde oak dresser w/mirror & 4-drawer chest; Full-size bed; 5-drawer chest & matching dresser w/mirror; Nightstand & 4-drawer chest; Small 4-drawer chest; Old doll buggy; Coffee & end tables; Floor & table lamps; Asst. of kitchen items incl. pots, pans, dishes, toaster, coffeemaker, cookbooks, glasses & tumblers, cookware, toaster oven, pressure canner, metal storage rack & other kitchen items; Child's roll-top desk w/matching chair; Roll-away bed; Component stereo; Artificial fireplace; Large wall mirror; Asst. of pictures & frames; Near new oak TV cabinet; Antique drum table; Old wooden rocker; Asst. of vases, figurines, glass basket, Toby mug & other collectibles; Large asst. of sheet music; dirt Devil & Hoover vacuum cleaners; Singer sewing machine in cabinet; Wooden rocking horse; Lawn chairs; Bedding, blankets & linens; Invalid walker; **Extremely large asst. of books – how-to, novels, etc.** Sears Craftsman self-propelled lawn mower; 16' extension ladder; Wooden stepladder; Lawn spreader; Asst. of hand & garden tools.

AUCTIONEER'S NOTE: This is only a sample of what can be found at this sale, with a large amount of items yet to be unboxed. Be sure & attend.

**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.

JOY GRACE BRYANT ESTATE, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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