

AUCTION

SATURDAY, JUNE 30, 2012 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
122 E. ALTA VISTA, OTTUMWA, IOWA

Auction Signs Will be Posted

REAL ESTATE: This property consists of a spectacular 2-story, 3 or 4-bedroom home, with large living room with fireplace, formal dining area with efficient kitchen. Upper level contains 4 spacious bedrooms plus full bath, with the home having nearly 2,500 square feet of living space. This home has a full basement with gas forced-air heat. Situated on a level lot measuring 50'x133' in depth, in an excellent North location, this property is located in an historic area of Ottumwa and overlooks the Ottumwa Country Club golf course.

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: Compact stack washer & elec. dryer; Refrigerator/freezer; Kitchen oven/range; Large roll-top desk; (2) Wooden computer desks; (2) 4-drawer metal file cabinets; (2) 2-drawer wooden file cabinets; 4-drawer chest; 2-pc. bedroom suite incl. Full-size bed w/matching armoire cabinet; Formica-top dining table w/4 chairs; (2) Window air conditioners; Component stereo complete w/CD, turntable, amplifier & speakers; Color TV w/remote control; Glass-front bookcase; Curio cabinet; (3) Wooden bookshelves; Folding card tables & chairs; Chess table & chess set; Coffee & end tables; Floor & table lamps; Asst. of books & records; Exercise equipment incl. tumbling mats, ballet bars, weights & weight bench; Large asst. of Christmas decorations; Asst. of pictures, frames & paintings; (2) 6' stepladders; Wheelbarrow; Asst. of yard & garden tools.

AUCTIONEER'S NOTE: The listing of personal property is incomplete at this time. Be sure & attend this auction, as there will be many more unadvertised items.

TERMS: CASH/GOOD CHECK

MASTERCARD/VISA

POSITIVE ID REQUIRED

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.

JACQUELINE E. THOMPSON, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net