

ESTATE AUCTION

THURSDAY, JULY 16, 2020 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

5763 MADISON AVENUE, OTTUMWA, IOWA

REAL ESTATE: This property consists of a single-story, single-bedroom home, with eat-in kitchen, living room plus full bath. This home has a 3/4 basement with near-new gas forced-air heat and newer roof. Situated on a half-acre lot, this home has 868 square feet, plus rear deck. There is a 26'x30' 2-car detached garage constructed in 1970. If you are looking for that cozy home on the edge of town, be sure and make an appointment to inspect 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 PROMPTLY AT 5:00 PM

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

CAMPING TRAILER, ATV & TRAILER: 2000 Forest River Rockwood A122 pop-up camper, sleeps 4, w/kitchenette, furnace, w/hard sides - This camper is like new. 2018 Polaris Sportsman 570 Pursuit ATV, 4x4, camo w/winch & front blade, front & rear racks & gun scabbard, 166 miles, same as new. 2011 5'x8' single-axle flatbed trailer w/ramp gate & spare tire, like new. These items will sell immediately after the real estate & are in excellent condition.

AUCTIONEER'S NOTE: Please attend this sale with short selling time. We will be selling the acreage and the three recreational items only. Camping trailer, ATV & trailer will sell immediately following the real estate at 5:00 PM. Pictures of items can be found on 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.

PHILLIP DIRK PECK ESTATE, OWNER

Robin Dionne, Executor Box & Box, Attorneys



AL MARTIN REAL ESTATE & AUCTION CO., INC.

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Find us on Facebook at Al Martin Real Estate Co

www.almartinauctions.com