

# AUCTION

## SUNDAY, JULY 14, 2013 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
**940 S. WELLER, OTTUMWA, IOWA**

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a modern, single-story, ranch-style dwelling w/2 large bedrooms, eat-in kitchen open to large living room, full poured concrete basement that could be finished for additional living space. This home was constructed in 1964 & has gas forced-air heat & central air. Situated on 2 level lots with a total of 80' of frontage on Weller Street and extending back 134' in depth. If you are looking for a well-constructed dwelling with single-car detached garage, 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 AT 1:00 PM

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

Watch future publications for a complete sale ad of furniture & contents to be sold also.  
***Announcements made day of sale take precedence over any advertising.***

## BETTY LEAHY ESTATE, OWNER

Nancy McCoy, Executor

Dennis Emmanuel, Attorney



*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)