

AUCTION

SUNDAY, JULY 8, 2012 • 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
316 N. ANN STREET • AGENCY, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 4-room, 2-bedroom home with large eat-in kitchen, living room, with full bath gas forced-air heat. Situated on a huge lot, 99' wide x 132' in depth, almost 1/3 acre in size. Also located on the property is a 20'x24' detached 2-car garage, constructed in 1986.

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.

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: GE frost-free refrigerator/freezer; Large Westinghouse upright deep freezer; Whirlpool auto. washer & matching elec. dryer; Sanyo 25" color port. TV; GE 25" color port. TV; RCA 19" color port. TV; Near new 220 window air conditioner; Emerson microwave; VCR player; Large 3-cushion sofa w/matching loveseat & chair; Blue upholstered Lazy Boy recliner; Wooden gun cabinet; Asst. of kitchen items incl. pots, pans, dishes, crockpot, coffeemaker; Records & albums; Christmas decorations; Kirby upright vacuum. **COLLECTOR CAR, BOAT & CAMPER:** 1949 Mercury 4D, flathead V8, 3-spd., suicide doors, blue in color, all original, stored inside, a rare find; Asst. of extra parts for '49 Mercury incl. transmission, headlights, chrome & other parts; Older 20' Luxury Liner, tandem-axle pull-type camping trailer, roll-out awning; 16' fiberglass boat w/Evinrude outboard motor on single-axle trailer; 3-1/2 hp gas-powered high-pressure washer; 3-1/2hp push lawnmower; Small air compressor; Atlas 5hp snowblower; John Deere 56 riding lawnmower, for parts; Wheelbarrows; Hand & garden planter; Elec. chainsaw; 6' fiberglass stepladder. **PORTABLE BUILDING:** Like new 12'x20' port. storage building, on skids, with roll-up door, to be moved.

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.

DON D. ALLEN, SR. ESTATE, OWNER

Don D. Allen, Jr., Executor

Ryan Mitchell, 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