

# AUCTION

## SATURDAY, JULY 7, 2018 - 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 11877 - 118TH AVENUE, OTTUMWA, IOWA

OR From the Intersection of N. Court (Hwy. 63 North) & Rochester Rd., go East on Rochester Rd. to Angle Rd., Then East on Angle Rd. to 118th Ave.

Auction Signs Will Be Posted



**REAL ESTATE:** This property consists of a 3-bedroom, split-foyer dwelling, with main level containing 2 bedrooms, living room, full bath, kitchen with dining area with sliding glass doors to large, covered rear deck. Lower level contains large family room, utility room, 3/4 bath and bedroom. This home has 2-car attached garage plus 24'x24' detached garage. Sitting on nearly 2 acres in a private setting, close to town, with rural water, city gas and newly updated septic. This home will suit

the most discriminating buyer, with newer roof and vinyl siding. Call for an appointment to inspect.

**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 12:00 PM NOON

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

**APPLIANCES, FURNITURE & PERSONAL PROPERTY:** Like new Kenmore refrigerator w/ bottom freezer; Whirlpool gas oven/range; 6 cu. ft. chest-type deep freeze; 4-pc. bedroom suite incl. queen-size bed, dresser w/mirror & hutch, 4-drawer chest & nightstand; Burgundy upholstered Lazy Boy recliner; Brown upholstered swivel rocker; Bar stools; Serving cart; Patio table & 4 chairs; 4-drawer chest; large coffee table; Cedar chest; Computer desk & office chair; Asst. of storage cabinets; (4) Oak straight chairs; Open-front hutch; Floor & table lamps; Wicker stool; Console stereo; Wooden rocker; Patio umbrella; Elec. treadmill; Exercise center; Piano keyboard; Video recorder; Reel-to-reel tape recorder; Records, CD's & cassettes; Pictures & frames; Mirrors; Asst. of kitchen items incl. microwave, toaster oven, hand mixers, pressure canner, pots, pans & dishes; Asst. of Christmas decorations; Bedding, blankets & linens; Dehumidifier; Ladies bicycle.

**LAWN MOWERS & TOOLS:** Cub Cadet Super LT1554 lawn tractor; 54" mower deck, hydro, 259 hours; Craftsman Pro Series tractor-style riding lawn mower, hydro, 42" deck, 22hp, approx. 100 hours; John Deere pull-type 31T lawn sweeper; John Deere 726 snowblower; Craftsman 6-drawer toolbox w/3-drawer base cabinet; Craftsman shop vac; Coleman 4000-watt port. generator; Gas-powered leaf blower; Black & Decker Workmate; Craftsman scroll saw; Red Line elec. pump; Hoes, rakes, shovels; Post jobbers; Weedeaters; Alum. extension ladder; Belt sander.

**TERMS: CASH/ GOOD  
POSITIVE ID REQUIRED**

**CHECK 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.*

## GERALDINE HUBBARTT ESTATE, OWNER

Michelle Reno, Executor



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

**AL MARTIN REAL ESTATE & AUCTION CO.**

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[www.almartinauction.net](http://www.almartinauction.net)

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