

AUCTION

SATURDAY, JULY 9, 2022 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

315 E. MANNING, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property is an outstanding 1-1/2-story, 3-bedroom home with large living room, formal dining area, remodeled and updated kitchen and full bath. Full basement with gas forced-air heat and central air. This home has a large deck plus 3-seasons room and is handicapped accessible. Situated on a large lot, measuring 80'x128', in an excellent residential area. Close to schools and shopping. If you are looking for that well-maintained home, in move-in condition, be sure and make an appointment to inspect this property.

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 PROMPTLY 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: Whirlpool stack washer & dryer, 1 yr old; Kenmore refrigerator/freezer; Amana ceramic-top oven/range; 5 cu. ft. chest-type deep freeze; Maytag auto. washer; Amana elec. dryer; Sanyo 19" color TV; Brown Lazy Boy recliner; Rust & tan upholstered swivel rockers; Oak round table; Beautiful Kohler spinet-style piano; Daveno bed; Full-size bed, mattress & box springs; Roll-away bed; Maple double-dresser w/mirror & 5-drawer chest; Wooden nightstand; Wooden cabinet; Antique slant-front desk; Antique spool-legged occasional table; Antique 2-door chest; TV stand; Floor lamps; Asst. of pots, pans, dishes & kitchen items; Microwave stand; Glass-top drop-leaf table; Coffee table; Maple end table; Small bookcase; Small painted record cabinet; Entertainment center; Blankets, bedding & linens; Asst. of books incl. cookbooks; Christmas decorations; Wooden jewelry box; Electrified Gone With the Wind-style lamp; Collector toys incl. cast-iron banks; Child's bench & games; Red Jacket pump; Baskets; Brother elec. sewing machine in case; Pictures & frames; (2) Wheelchairs; Card tables & folding chairs; Shark upright vacuum cleaner; Fan & stand; Amish-style elec. heater; Dehumidifier; Patio table & 4 chairs; Charbroil gas BBQ grill; Lawn chairs.

COINS: Commemorative Eisenhower dollars; Wheat pennies; Buffalo nickels; 1965-1977 Roosevelt dime collection; 1979 Half dollars; Liberty nickels; 1963 -1974 D pennies.

TOOLS: 12" 5-spd. wood lathe w/bench; Bench-mount 1" belt sander; Bench-mount drill press; Wheelbarrow; 2-wheel dolly; Alum. 6' stepladder; Metal folding saw horses; Asst. of hand tools incl. squares, levels, hand saws, screwdrivers; Lots of hardware; Sabre saw; Scroll saw; Hoes, rakes & shovels; Watering cans; Garden hoses; Drop cords; Elec. milkhouse heater.

AUCTIONEER'S NOTE: Be sure & attend this auction, as Mr. & Mrs. Abbas are down-sizing and moving to retirement living. Go to www.almartinauctions.com for pictures.

**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.

RONALD M. & BEVERLY J. ABBAS, OWNERS



Al Martin AUCTION COMPANY LLC

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