

ESTATE AUCTION

SATURDAY, JULY 11, 2015 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

617 ELMA, OTTUMWA, IOWA

Elma is located South of Mary Street, between Ward & Ray Streets
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-bedroom, ranch-style home, constructed in 1962, with open kitchen and dining area, spacious living room & 2 large bedrooms plus full bath, with hardwood floors throughout. This home has a full, poured basement, with approximately half finished area that is used as a large family room; balance is used as storage and utility area; gas forced-air heat & central air. Exterior of the home has aluminum siding & a large rear deck. Situated on a lot measuring 70' wide x 130' in depth, there is also a 20'x24' detached garage with paved drive. Be sure & make an appointment to inspect this well-maintained 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 AT 12:00 NOON

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

APPLIANCES, FURNITURE & PERSONAL PROPERTY: Maytag refrigerator/freezer; Maytag auto. washer & Maytag gas dryer; GE microwave; Dehumidifier; Wurlitzer spinet-style piano & bench; Near new blue upholstered lift chair/recliner; Turquoise upholstered Lazy Boy recliner; Floral upholstered 2-cushion sofa; Floral upholstered platform rocker & matching straight chair; Turquoise upholstered 3-cushion sofa; Lane cedar chest; Gold upholstered swivel rocker; Full-size bed w/bookcase headboard; 2-drawer nightstand; Sewing cabinet; Folding card table & chairs; Floor & table lamps; Antique c-style rolltop desk; Microwave cart; Stepstool; Serving cart; Large asst. of kitchen items incl. pots, pans, dishes, roasters, coffeemaker, toaster, crockpot, silverware, canning jars, toaster oven & other kitchen items; Old plant stands; Stoneware jug; Old coaster wagon; Cream can; Wooden porch swing; (2) Ladies bicycles; Lawn chairs; Avon bottles; Asst. of blankets, bedding & linens; Pictures & frames; Clothes rack; Rollaway bed; Old Child's toys; Old dolls; Large asst. of craft items; Writing desk; Blonde 2-drawer cabinet; (2) Swivel straight chairs; Craftsman 20" gas-powered lawn mower; Gas-powered lawn edger; Gas weedeater; Elec. lawn mower; 2-wheel dolly; Asst. of hand tools; Toolboxes; Stepladder; Creeper; Hoes, rakes, shovels.

**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.

ROBERT CLARK ESTATE

Kathy Tolle, Owner



*Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
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