

AUCTION

SATURDAY, JULY 11, 2020 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1944 E. MAIN STREET, OTTUMWA, IOWA

REAL ESTATE: This property consists of a 2-story building, which is the former 4-Square Church. Upper level, which is the sanctuary, is original and could be converted to a large apartment with bath, or could be used as storage. Lower level has a walk-out basement with two over-sized bedrooms, large eat-in kitchen, full bath, utility area and over-sized living room. This property has a rear concrete patio and is situated on two lots, with a total frontage of 185' and extending 141' in depth. This property is located on East Main and adjoining U.S. Highway 34 4-lane bypass; has fenced-in yard. The property has unlimited potential for the buyer's use.

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 & HOUSEHOLD ITEMS: Maytag near new black refrigerator/freezer; Amana elec. dryer; (2) Brown matching Lazy Boy upholstered recliners; Regulation-size pool table w/accessories; Bud Light pool table light; Glass-top sofa table; Blue upholstered swivel rocker; Asst. of die-cast cars; 5-drawer chest; Wooden bookcase; Shelving unit; Upholstered straight chairs; Component stereo; Floor & table lamps; Exercise equipment incl. Weider Flex Gym; Several oriental style area rugs; Old treadle sewing machine; Wrought-iron coffee table w/marble inset & 2 matching end tables; Fan & stand; Lawn chairs; Asst. of pots, pans, dishes, cookware, roaster & kitchen items; Dehumidifier; BBQ grill; Stainless steel sink; Large 2-room tent; Vacuum cleaners incl. Shark & Kirby; Wooden cabinet; 4'x2' white painted center island w/granite top & underneath storage; Window air conditioner; Large high-boy dresser w/mirror; Asst. of books; Sunbeam microwave oven; Metal baker's rack; Oak desk; 8'x10' metal storage building; Dog houses; Wooden entertainment center; 5-drawer file cabinet; Asst. of pictures & frames; Wooden bench; Antique square occasional table; Several bicycles.

INVALID SCOOTER & EQUIPMENT: Golden invalid elec. scooter/wheelchair, over-sized w/charger; Wheelchair carrier w/receiver hitch; Invalid lift; Invalid walker & other supplies.

TOOLS: Jet 10" table saw w/cast-iron extension; Pro-Tech mitre saw; Jet planer & stand; Cummins wood lathe; 12-gallon shop vac; Automobile body taping machine; Anglehead grinder; Right-angle drill; Large asst. of power tools; Bench-mount drill press; Saw blades; Craftsman 8" table saw; Jet belt & disc sander, like new; Router & router table; Bench-mount scroll saw; Hydraulic floor jack; Poulan & McCulloch chain saws; Ryobi gas-powered weedeater; 2-wheel dolly; Large asst. of hand tools incl. hammers, wrenches, jack stands, saws, pruners, end wrenches, sockets, drop cords, Dremel tool; Gas-powered weedeater; Old antique ice saw; Utility trailer tires & wheels; (2) 4-drawer base tool cabinets & (1) top box; Elec. motors; Large asst. of hardware; Hoes, rakes, shovels, scoop shovel; Roll of 6' chain-link fencing.

**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.

EMMA GOODSSELL & JIM HULL, OWNERS



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