

ESTATE AUCTION

THURSDAY, JULY 16, 2020 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

5763 MADISON AVENUE, OTTUMWA, IOWA

REAL ESTATE: This property consists of a single-story, single-bedroom home, with eat-in kitchen, living room plus full bath. This home has a $\frac{3}{4}$ basement with near-new gas forced-air heat and newer roof. Situated on a half-acre lot, this home has 868 square feet, plus rear deck. There is a 26'x30' 2-car detached garage constructed in 1970. If you are looking for that cozy home on the edge of town, be sure and make an appointment to inspect this property.

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 PROMPTLY AT 5:00 PM

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

CAMPING TRAILER, ATV & TRAILER: 2014 Forest River Rockwood A122 pop-up camper, sleeps 4, w/kitchenette, furnace, w/hard sides - This camper is like new. 2018 Polaris Sportsman 570 Pursuit ATV, 4x4, camo w/winch & front blade, front & rear racks & gun scabbard, 166 miles, same as new. 2011 5'x8' single-axle flatbed trailer w/ramp gate & spare tire, like new. These items will sell immediately after the real estate & are in excellent condition.

HOUSEHOLD ITEMS & TOOLS: Whirlpool apartment-size refrigerator; Amana auto washer & matching elec. dryer; 50" flat-screen TV; 19" TV; (2) 110 window air conditioners; VCR & DVD players; Tan upholstered recliner; Wingback straight chair; Curved glass china cabinet; (2) Dressers w/ mirrors; Drop-leaf dinette table & 2 roller chairs; Asst. of pots, pans, dishes; Cast-iron dutch oven; Sad irons; Asst. of Hot Rod magazines; (2) Campbell Hausfield 110 port. air compressors; (2) Shop vacs; Asst. of hand tools incl. 1/2" air impact, screw gun, bench vise & bench; (2) McCulloch chain saws; Jack stands; Squares, levels & saws; Toolboxes; Camping items incl. Coleman lantern, ice chests; Old sled; Rods & reels; Tackle box.

AUCTIONEER'S NOTE: Real Estate will be sold at 5:00 p.m., followed by camper, 4-wheeler and trailer, then household items & tools. Pictures of items can be found on our website - www.almartinauctions.com.

**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.

PHILLIP DIRK PECK ESTATE, OWNER

Robin Dionne, Executor

Box & Box, Attorneys

AL MARTIN REAL ESTATE & AUCTION CO., INC.

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641-682-5465

Find us on Facebook at Al Martin Real Estate Co

www.almartinauctions.com

