

# REAL ESTATE AUCTION

## SATURDAY, JULY 20, 2013 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 315 E. FIFTH, OTTUMWA, IOWA

Just West of the Intersection of E. Fifth & N. Jefferson

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 4-bedroom, 2-story home, with large living room, formal dining room, eat-in kitchen, bedroom area plus full bath on main level. Upper level contains 3 huge bedrooms plus full bath, Large open stairway plus private rear stairway to the upper level. This home has a full basement with gas-fired hot water heat. Situated on a picturesque lot, overlooking the City of Ottumwa. If you are looking for that grand home with plenty of character, 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 AT 12:00 NOON**

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

*Announcements made day of sale take precedence over any advertising.*

## DON HANSEN, OWNER



*Auctioneers:*

*Jim Kosman  
Roger Clingan  
Todd Carroll*

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

307 Church Street  
Ottumwa, Iowa  
641-682-5465

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