

AUCTION

SUNDAY, JULY 14, 2013 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
940 S. WELLER, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a modern, single-story, ranch-style dwelling w/2 large bedrooms, eat-in kitchen open to large living room, full poured concrete basement that could be finished for additional living space. This home was constructed in 1964 & has gas forced-air heat & central air. Situated on 2 level lots with a total of 80' of frontage on Weller Street and extending back 134' in depth. If you are looking for a well-constructed dwelling with single-car detached garage, 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 AT 1:00 PM

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Roper refrigerator/freezer; Hot Point gas oven/range; Maytag wringer/washer; Kenmore auto. washer; Whirlpool gas dryer; Older GE refrigerator/freezer; Magnavox 21" color port. TV; Antique Philco cabinet radio; Antique square-front single-door china cabinet; Old painted jelly cabinet; Cedar chest; Brown upholstered & burgundy upholstered Lazy Boy recliners; Old treadle sewing machine; Antique wooden straight chairs; 3-pc. bedroom suite incl. full-size bed w/bookcase headboard, dresser w/mirror & matching 4-drawer chest; Antique drop-leaf table; Old wooden kitchen cabinet; Copper boiler; Old barn lantern; Wooden park bench; Small antique table; Maple double dresser w/mirror & matching 5-drawer chest; 4-drawer chest; Full-size bed w/mattress & box springs; Asst. of kitchen items incl. pots, pans, dishes, pressure pan, coffeemaker, silverware, BBQ grill & other kitchen items; Floor & table lamps; Lawn chairs; 22" lawn mower; Sears Craftsman 22" snowblower; Hand garden plow; Wheelbarrow; 20' alum. extension ladder; Skil saw; Grease guns; Old 1-man crosscut; Dresser lamps; Canning jars; Asst. of hoes, rakes, shovels & other hand & garden tools.

**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.

BETTY LEAHY ESTATE, OWNER

Nancy McCoy, Executor

Dennis Emmanuel, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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Ottumwa, Iowa
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www.almartinauction.net