

ACREAGE AUCTION

SATURDAY, JULY 20, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

15259 BLACKHAWK ROAD, OTTUMWA, IOWA
9558 – 153RD AVENUE, OTTUMWA, IOWA

2 homes located at the corner of Blackhawk Road and 153rd Avenue OR From the Intersection of Quincy Avenue & US Hwy. 34, go North on Quincy Avenue to Blackhawk, then West 3/4 mile.

Auction Signs Will Be Posted

REAL ESTATE – HOUSE #1: is a 2-bedroom, modular ranch-style home with newly remodeled kitchen, open to huge living room; large laundry area with washer & dryer; full bath with garden tub; completely remodeled throughout, with vaulted ceilings and new hardwood trim. There is an oversized, detached 2-1/2 car, heated garage with overhead door, heated woodshop area, plus tons of storage. This dwelling has a newer metal roof, open front deck, vinyl siding, high-efficiency gas forced-air furnace, central air and large circular drive.

HOUSE #2: consists of a 2-bedroom, bungalow-style home, eat-in kitchen, large living room, enclosed front porch, full bath & main level laundry area. This home has a partial basement with gas forced-air heat, with exterior having aluminum siding. There are several smaller outbuildings, small grain bin and large dog kennel area. This property is approximately 2-1/2 acres in size, with lots of shade and close to town. Be sure and make an appointment to inspect this acreage.

These two houses will be sold as one unit and will not be separated.

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 PROMPTLY AT 10:00 AM

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.

SOUTH OTTUMWA SAVINGS BANK, OWNER



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

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