

# AUCTION

## SUNDAY, JULY 26, 2020 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 907 SOUTH 6TH AVENUE, FAIRFIELD, IOWA

Or 1 Block North of the Pence Elementary School

**REAL ESTATE:** This property consists of a 2-bedroom, bungalow-style home, with living room, eat-in kitchen, full bath & 2 bedrooms. This home has open front porch, partial basement with new furnace, central air & new hot water heater. Situated on a level lot, with single-car detached garage.

**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 12:00 NOON**

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

**AUTOMOBILE & MOTORCYCLE:** 2008 Dodge Avenger RT, AWD, V6, 4D, approx. 150,000 actual miles; 2018 Kawasaki street motorcycle, like new, low miles.

**AUCTIONEER'S NOTE:** Real Estate will sell promptly at 12:00 Noon, with vehicles to immediately follow.

**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.*

## MARK BURNSTEDT ESTATE, OWNER

Debra Heckethorn, 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](http://www.almartinauctions.com)