

REAL ESTATE AUCTION

FRIDAY, JULY 27, 2012 • 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

937 S. JAMES STREET • OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story, 4-room, 1-bedroom house, with large living room, eat-in kitchen, full bath & enclosed rear porch. Situated on 2 lots, each measuring 40' wide x 192' in depth. Also located on the property is a 16'x22' detached garage, constructed in 1995. Be sure & 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.

Announcements made day of sale take precedence over any advertising.

RICHARD COATES ESTATE, 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