

AUCTION

SATURDAY, JULY 21, 2012 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

333 HACKWORTH • OTTUMWA, IOWA

Hackworth is located between Chester and Greenwood Drive, 3 Blocks West of Evans Middle School, Then North 1/2 Block

Auction Signs Will Be Posted

REAL ESTATE: Executive-style, 3-bedroom brick home, large living room with fireplace, entrance foyer, formal dining area with built-in china cupboards, solarium, tiled kitchen and full bath on main level. This home has a full, finishable basement with 8' ceilings, including fireplace, 3/4 bath, hot tub, newer furnace and central air unit. This property has a single-car detached garage with breezeway and patio, all situated on a 100'x140' lot. Located in an excellent residential area.

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.

FURNITURE, HOUSEHOLD ITEMS & COLLECTIBLES: Near new oak 3-pc. bedroom suite w/queen-size bed, mattress & box springs, dresser w/mirror & matching 4-drawer chest; Full-size bed w/mattress & box springs; Twin-size bed w/mattress & box springs; (2) Mauve upholstered occasional chairs; Round dinette table; Cedar chest; Brown Naugahyde upholstered recliner; Exercise bike; Oak double dresser; 5-drawer oak chest; Storage trunks; 4-drawer file cabinet; Antique child's rocker; Round oak end table w/glass top; Wooden press-back straight chair; (2) 2-drawer file cabinets; Floor & table lamps; Kirby vacuum cleaner; (2) Wicker tables; Wicker straight chair; Wicker planter; Large asst. of pots, pans, dishes, Corning Ware, Tupperware, Coffeemaker, Pfaltzgraff dishes, cast-iron skillet, blender, crockpot, silverware & other kitchen items; Blue leather 3-cushion sofa; Wrought-iron table; (2) Patio tables w/chairs; Lawn chairs; Carousel horse & stand; Large asst. of dolls; Decorative items incl. pillows, flower arrangements, holiday decorations; Linens; Pictures & frames; Large antique wicker baby buggy & matching wicker doll buggy – both of these are like new; Old oil lamps; Old Argus; Large asst. of stone jars & jugs incl. 10-gal. Western, 2-gal. Western churn, 5 & 6-gal Western jars, jugs & crocks; Old pictures & frames; Old books; Asst. of crystal paperweights; Swivel office chair; Kirby & Fuller vacuum cleaners; Large asst. of Christmas & holiday decorations; 6' folding table. **TOOLS:** Lawn Boy self-propelled lawn mower; Black & Decker 10" radial-arm saw; Bench-mount drill press; Black & Decker hedge trimmer & elec. blower; Wooden scaffold plank; Metal saw horses; 18v. rechargeable drill; Sanders; Sabre saw; Toolboxes; Other hand & garden tools.

TERMS: CASH/GOOD CHECK

MASTERCARD/VISA

POSITIVE ID REQUIRED

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.

MRS. RALPH (DONNA) OWEN, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
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