

# AUCTION

SUNDAY, JULY 24, 2016 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY

10860 JEWEL AVENUE, BLOOMFIELD, IOWA

OR 6 Miles South of Ottumwa on Point Isabelle Rd.

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 2-story, 4-bedroom home with main level consisting of modern, updated kitchen with oak cabinetry, large living room, full bath, main floor bedroom plus large 3-seasons room. Upper level contains 3 large bedrooms and is accessed by open stairway. This home has an open front porch, large concrete patio with second story deck; vinyl siding and newer roof. Also located on the property is a 30'x40' pole building used as a garage and finished living quarters. There is an older frame barn, all situated on 10 acres, with rural water, in a private, secluded setting with great scenic views and nearly a 2-acre pond.

**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 1:00 PM

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

**FURNITURE & HOUSEHOLD ITEMS:** Rustic hand-carved log table & 6 chairs; Amana refrigerator/freezer; Upright & chest-type deep freezers; (2) Twin-size beds w/mattress & box springs; Grandfather clock; Gas log fireplace; Dresser w/mirror; Asst. of shelving; Floor & table lamps; Ping pong table; Approx. 20 framed wildlife prints, incl. Terry Redlin & Larry Zach; **Collection of toy tractors;** Asst. of antique toys; Old sled; (2) Gas grills; Antique furniture.

**GUNS, HUNTING & FISHING EQUIPMENT:** New Marlin Model 60 22 rifle; New Savage Model 93 22 magnum rifle; New Savage 13 Model 17-cal. rifle; Ruger 10-22 rifle; Remington Dupont 66 22 rifle; Remington 20-ga. 870 Wingmaster shotgun; Revelation Model 552 22 rifle; Thompson Center Fire 7mm w/scope; Ruger Red Label 12-ga. over & under. **Gun permit required for the purchase of all firearms.** (7) Bushnell trail cameras; (2) Canoes; (2) Fiberglass kayaks; Approx. 20 tree stands; Hunting blinds; Trail cameras; Deer, elk & caribou mounts & deer antlers; Fishing rods & reels, tackle incl. several antique fishing lures & old tackle; Knives; Lots of hunting items.

**PICKUP, ATVS & TRAILER:** 1978 Ford F150 PU, 6 cyl, auto, 4x2; 2015 Can-Am Outlander 800 4-wheeler, camo color, approx. 352 actual miles, like new; Arctic-Cat 90 4-wheeler; Kawasaki 90 4-wheeler; 2004 Polaris Magnum 4-wheeler, 4x4 w/snowblade; 5'x8' 2-wheel trailer; 2012 Toro zero-turn riding lawn mower, 54" deck, approx. 211 hours; New ATV ramps; 2-wheel lawn mower trailer; 15' field cultivator; 6' 3-pt. tandem disc; Fuel barrel & stand; Pipe gates; Stihl weedeater; Stihl chain saw; (2) Husqvarna chain saws; Wood lathe; Bandsaw; Router; Disc sander; Set - markers for 7000 John Deere planter; Steel posts; Hoes, rakes, shovels; **IH Model 45 20' field cultivator w/harrow attachment.**

**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.*

**BRENT A. EDEL, OWNER**



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

**AL MARTIN REAL ESTATE & AUCTION CO.**

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