

REAL ESTATE AUCTION

FRIDAY, JULY 31, 2014 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

520 HAMILTON, OTTUMWA, IOWA

(Between Milner & Webster Streets)

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-story, 2-bedroom dwelling, with large living room, formal dining room plus eat-in kitchen with pantry. Open staircase leads to upper level, containing 2 large bedrooms plus full bath. This home has a full basement with newer gas forced-air heat. Fenced-in rear yard, single-car detached garage, with lot measuring 60'x132'.

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 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.



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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

www.almartinauction.net



find us on facebook at **AlMartinRealEstateAuctionCo**