

AUCTION

SATURDAY, AUGUST 2, 2013 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

527 WEST SECOND STREET, OTTUMWA, IOWA

(1/2 Block East of the Ottumwa Post Office)

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 1-story, brick-front building, built in 1979 & constructed as two offices, with a total of 1,325 square feet on foundation. This building has asphalt-shingle roof, with each unit having a separate basement area, furnace & central air for each unit, plus separate utilities. This building could be opened up and used as one large office complex. Property has over 100' of frontage on W. Second Street and extending back 135 in depth, with plenty of off-street parking. If you are looking for office or retail, in a high traffic area, this building has many commercial possibilities.

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.

THEODORE F. NORTON ESTATE, OWNER

Debra Wood & Andrea Lawson, Executors



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

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

www.almartinauction.net