

REAL ESTATE AUCTION

SATURDAY, JULY 29, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1907 MOWREY, OTTUMWA, IOWA

Just East of the Intersection of Mowrey and Wildwood Drive

REAL ESTATE: This is an outstanding 2-bedroom ranch-style home, with full finished basement, newly remodeled throughout. With newer furnace, central air, plumbing, electrical and updated bath. Has covered rear patio, full concrete drive leading to a 24'x30' 2-1/2 car detached garage, built in 2010. This highly-efficient low-maintenance home is located close to shopping. Be sure and 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 AT 12:00 NOON

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

APPLIANCES & FURNITURE: Near new Whirlpool refrigerator/freezer; 2 yr. old Arctic King 5 cu. ft. chest-type deep freeze; Near new Whirlpool elec. oven/range w/ceramic cooktop; Amana auto. washer & matching elec. dryer, less than 2 yrs. old; Near new Emerson microwave oven; (3) 32" flat-screen TVs; TV stand; Multi-drawer desk; Round dining table w/2 chairs; Blankets, bedding, linens & rugs; Component stereo; Near new 2-cushion loveseat sofa w/end recliners; Brown upholstered recliner; 3-pc. bedroom suite incl. queen-size bed, dresser w/mirror & 4-drawer chest; Full-size bed w/mattress & box springs Centennial 1876 World's Fair tapestry; Lawn chairs; New metal firepit; Asst. of pots, pans, dishes; Fans; Maple dinette table w/4 chairs; Hoover upright vacuum; Glass-top patio table w/4 chairs; Paper shredder; Luggage; Desk chair; Lamps.

AUTOMOBILE, RECUMBENT BIKE, LAWN MOWER: 2013 Nissan Sentra SV, 4D, 4 cyl, auto, 65,000 miles, great car; Sun Seeker 7-spd. elec. recumbent 3-wheel bicycle w/extra battery packs; 2-wheel trailer to pull behind bicycle; John Deere 13hp tractor-style mower w/30" deck; 22" gas-powered lawn mower; Poulan gas-powered pole saw; (2) Troy-bilt weed eaters; Homelite leaf blower; 5'x8' 2-wheel trailer w/drop endgate.

TOOLS: Heavy-duty twin-cyl. 220 upright air compressor w/60-gal. tank; Near new Miller plasma cutter; Gen-X Hobart 120 welder 110 elec. w/tank; Clark multi-drawer base tool cabinet w/top box, like new; Performax spindle sander; Belt & disc sander on stand; Craftsman drill press; Oxyacetylene torch set; Near new Lincoln 225 elec. welder; Generac 3000 psi pressure washer; Sandblasting cabinet; 10" wood planer; Dewalt mitre saw; Mitre saw stand on wheels; 200-amp battery charger; Milwaukee anglehead grinder; 1/2hp bench grinder & stand; (2) 3T. floor jacks; Drop cords; Shop lights; Pullers; Port. air tank; Metal chop saw; Large asst. of air tools incl. nailers, impacts; Hardware cabinets; Small bench vise; Hydraulic jacks; Jack stands; Like new Gray 3T. air-lift bumper jack; Craftsman router & router table; Large shop fan; Extension ladder; Stepladders; Saw horses; Shop vac; 2-wheel dolly; Metal workbench; Large asst. of bar clamps; Levels; Belt sander; Drills & drill bits; Alum. folding pickup ramps; Near new Poulan chain saw; 220 extension cord; Blast heater; Circular saws; Tool cart; Sand blaster; Asst. of hoes, rakes, shovels; Hand & garden tools; Large asst. of end wrenches, sockets, chisels & hammers; Large asst. of hardware.

AUCTIONEER'S NOTE: Be sure & attend this high-quality auction, with like-new tools, in pristine condition. Plus, this outstanding well cared for, newly remodeled and updated home. Go to our website for pictures: www.almartinauctions.com.

**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.

LEWIS D. BRIGGS ESTATE, OWNER

Janice Hunter, Executor

Box & Box, Attorneys

AL MARTIN REAL ESTATE & AUCTION CO., INC.

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Find us on Facebook at Al Martin Real Estate Co

www.almartinauctions.com

