

REAL ESTATE AUCTION

FRIDAY, AUGUST 12, 2016 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY

323 N. POCAHONTAS, OTTUMWA, IOWA
Just North of Evans Middle School

REAL ESTATE: This property consists of a super-clean, 3-bedroom bungalow-style home, large living room, eat-in kitchen, over-sized bathroom w/washer & dryer hookups. This home has a full basement with high-efficiency gas forced-air heat & central air; newer roof. Situated on a 45'x127' lot. Also located on the property is a single-car detached garage, built in 1999 plus a single-car detached metal carport. If you are looking for a well-cared for, ready to move into home, in a super location, be sure and make an appointment to inspect this property.

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 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.

CON & CHRISTINE CARROLL, OWNERS




Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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