

REAL ESTATE AUCTION

SATURDAY, JULY 30, 2016 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY

302 N. JEFFERSON, OTTUMWA, IOWA

One Block North of the Intersection of Jefferson & Fourth Street

Auction Signs Will Be Posted

TRACT I – 302 N. Jefferson, Ottumwa, IA: This property consists of a single-story, all brick, 3-bedroom home, with full walkout basement. This home has a large living room, kitchen with formal dining area, 2 bedrooms and bath on the main level, with finished basement containing third bedroom, utility room plus 3/4 bath and large unfinished area, currently used for storage. This home has a new steel roof, large fenced-in yard and was constructed in 1964; has a 24'x24' 2-car detached garage. If you are looking for an outstanding, well-constructed home in a residential area close to schools, be sure and make an appointment to inspect this property.

TRACT II – 5 Acres m/l: Located just outside the Ottumwa City limits or, from the intersection of Stellar & Hutchinson, go east on Stellar to the second property on the left. This property consists of 5 acres m/l, nearly all timber, with a 24'x24' garage located thereupon. This parcel of bare land is just outside the Ottumwa City limits and would make an excellent building site. Close to the Ottumwa Regional Health Center.

Tract I will sell at 12:00 Noon, from the Jefferson Street location, with Tract II being sold, immediately following Tract I, from the same location.

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 & PERSONAL PROPERTY: Near new LG stainless steel refrigerator/freezer, 3-door w/bottom freezer, ice & water dispenser in door; Near new LG stainless steel elec. oven/range w/ceramic cooktop; Small chest-type deep freeze; Citron microwave oven; Frigidaire refrigerator/freezer; Maytag auto. washer & matching elec. dryer; Brown microsuede 3-cushion sofa w/end recliners & matching chair; Near new brown upholstered lift chair; Full-size bed w/mattress & box springs; Queen-size bed w/near new mattress & box springs; Double dresser w/mirror; (2) Amish-style elec. heaters; Floor & table lamps; 5-drawer chest; Large asst. of canning jars; Pine dry sink; (4) Stainless steel 4-shelf rolling deli racks; Asst. of kitchen items incl. pots, pans, toaster, Pyrex, mixers, pressure canners & other kitchen items; Corner TV stand; Step end tables; Kirby upright vacuum cleaner; Antique Zenith cabinet radio; Antique washstand w/towel bar; Antique round oak table; Western 5-gal. stone jar; 5' wall-hung pendulum antique clock; Antique weighted clock; (3) Old kitchen clocks; 4-drawer chest; Wooden cabinet; 3-sided curio cabinet; Oak glider rocker; Elec. treadmill; **Hoveround elec. invalid 4-wheel chair, like new.**

ANTIQUE ENGINE, LAWN MOWERS & TOOLS: Antique John Deere 1-cyl. stationary engine on cart, runs; 5hp 5-spd. snowblower; John Deere 112 riding lawn mower w/48" deck, elec. lift & front blade; Like new Huskee 17hp 42" cut riding lawn mower; (2) Lawn Boy mowers; Troy-bilt Horse rear-tine tiller w/8hp engine; Trail Blazer 3' sickle-bar self-propelled mower w/gas engine; Lawn spreader; Mechanic's creeper; Metal workbench; Paint gun; Air-powered buffer; Alum. extension ladder; Port. air compressor; Lawn roller; Alum. stepladder; Floor jack; Car ramps; Asst. of hand tools; Weedeater.

ANTIQUE MOTORCYCLES 1966 Harley Davidson FLCH motorcycle w/front windshield, rear saddlebags, 3,618 actual miles - this is a 1-owner bike, always kept inside; 1969 Honda Dream motorcycle, red in color, 11,701 miles.

PICKUP, VAN & AUTOMOBILES: 1988 Ford F150 PU, V6, 5-spd. manual transmission w/topper, shows 9,854 miles; 1975 Olds 98, V8, auto, 2D, full power, approx.. 94,000 miles; 2000 Chrys. Town & Country van, V6, auto, power doors; 1983 Cadillac Fleetwood Brougham, full power, 4D, leather interior; 1969 Merc. Marquis, V8, 4D; 1997 Ford Taurus GL, V6, auto.

**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.

Check our website for pictures: www.almartinauction.net.

MARIAN J. QUIGLEY CONSERVATORSHIP, OWNER

South Ottumwa Savings Bank, Conservator Box & Box, Attorneys



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net

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