

AUCTION

SATURDAY, AUGUST 2, 2014 10:00 AM
SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
321 THIRD AVE WEST, ALBIA, IOWA
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-story, 3-bedroom home with large living room, eat-in kitchen, formal dining area and full bath on main level. This home has 2 spacious bedrooms on the second level, plus full bath and plenty of closet space. The dwelling has nearly a full basement with gas forced-air heat. This home has an open front porch plus 10'x25' attached carport. Situated on a lot measuring 60' wide x 100' in depth and also containing a 16'x24' detached garage. If you are looking for that family home, 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 AT 12:00 NOON

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Hot Point refrigerator/freezer; Kenmore refrigerator/freezer; Kenmore upright deep freezer; Kenmore elec. oven/range; Whirlpool auto. washer; Kenmore elec. dryer; Blue 3-cushion hide-a-bed sofa; (2) Glider rockers; Earth-tone loveseat; Mauve upholstered Lazy Boy rocker/recliner; Maroon leather Lazy Boy rocker/recliner; Large oval oak dining table w/2 leaves, center pedestal & 6 chairs; Large curved-glass lighted curio cabinet; 2-drawer oak dining room cabinet; Formica drop-leaf dinette table w/2 chairs; Oak entertainment center; Small hutch cabinet; King-size bed w/mattress & box springs; 3-pc. Bedroom suite incl. walnut full-size bed w/mattress & box springs. 5-drawer chest & vanity w/mirror; Double dresser w/mirror; 5-drawer chest; Several wooden nightstands; 3-drawer desk; Wood hall tree; Old wood ironing board; 31-day mantle clock; Lead crystal desk lamps & candleholders; Lead glass wall hangings; CD music collection; Several DVD western movies & VHS movies incl. 10-tape set of Red Skelton; Several old books; G.E.Q. stereo system w/speakers; Corelle, Corning Ware & Gibson dish sets; 6-gal. & 12-gal. crocks; Fruit jars; Stainless steel stock pots; Pots, pans, dishes, silverware & small kitchen appliances; Like new Cosco card table w/4 chairs; Small Westpoint window air conditioner; Upright Dirt Devil vacuum cleaner; Bedding, blankets, linens, throws & pillows; Elec. treadmill; (2) Wood rocking patio chairs & matching bench. **TOOLS:** Craftsman 10" band saw; Palm sanders; Skil circular saw; Sears 3/4hp air compressor; Craftsman bench grinder; Craftsman 10-drawer top-box tool cabinet; Carpenter's toolbox; Elec. chain saw; (2) Elec. leaf blowers; Small tap & die set; Air hammer; Pioneer 26" chain saw; Older Mall chain saw; Metal saw horses; Large 2-door metal cabinet; Elec. extension cords; 10' alum. extension ladder; Appliance cart; Vinyl toolbox for shortbed PU; Jack stands; Creeper; Fishing poles; Lawn chairs incl. several bag chairs; Cable jack; Hoes, rakes, shovels, saws & hammers; wire egg basket. **VAN & MOWER:** 1988 Ford F150 Econoline conversion van, auto, 4 captain's seats, rear bench, air, V8, auto, PW, PL, shows 47,000 miles; Snapper 12hp riding lawn mower w/36" cut; Husky 12" front-tine tiller; Craftsman 3.5hp 20" snowblower w/elec. start; 10' flat-bottom alum. boat.

**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.

HIE NIE FOLKERS, OWNER



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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www.almartinauction.net

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