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 freeze; 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.

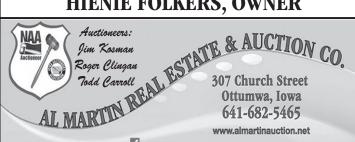
TERMS: CASH / GOOD CHECK POSITIVE ID REQUIRED

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.

HIENIE FOLKERS, OWNER



find us on facebook at AlMartinRealEstateAuctionCo