

AUCTION

SUNDAY, AUGUST 3, 2014 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

204 WILDWOOD, OTTUMWA, IOWA

(Across the street from Wildwood Park)

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-bedroom, ranch-style home, constructed in 1961. This home has a large living room, eat-in kitchen, full bath & 2 spacious bedrooms. Full, poured concrete basement that could be finished for more living space. Gas forced-air heat & central air with attached single-car 12'x22' garage. Situated on a level lot measuring 100' wide x 74' in depth, almost adjoining the park. Excellent South location.

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 1:00 PM

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Like new Magic Chef elec. oven/range; Newer Maytag auto. washer & matching elec. dryer; Round dinette table w/4 chairs; Old Zenith table radio; Mission-style occasional table; Old cedar chest; Sears & Roebuck antique wall telephone; Copper boiler; Old bucksaw, hand saws, drawing knife; Old pictures & frames; Hall pitcher; Jewel-T salt & pepper set; Barbie houseboat; Several collectible dolls; 7-drawer kneehole desk; Metal folding chairs; Exercise bike; Electrolux canister-style vacuum cleaner, like new; Paper shredder; Wooden bookcase; Luggage; 5-drawer chest; Folding card table; Collection of Avon bottles incl. Cape Cod glassware; Asst. of kitchen items incl. pots, pans, dishes, Corning Ware, cookware, canister set & utensils; Invalid bath seat; Clothes hamper; Asst. of bedding, blankets & linens; Floor & table lamps; Wooden ironing board; Platform rocker; Stepstool; Lawn chairs. **LAWN MOWER & TOOLS:** Craftsman 6-1/4hp 22" self-propelled mower w/bagger; Lawn Boy 6-1/2hp 22" mower; Battery charger; Hoes, rakes, shovels; gas cans; Circular saw; Leaf blower; Black & Decker Workmate; 6' wooden stepladder; 20' alum. extension ladder; Drop cords; Hand tools; Sump pump.

**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.

CLIFFORD OFFILL, OWNER



*Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll*

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