

ESTATE AUCTION

SATURDAY, AUGUST 6, 2016 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY

7301 – 172ND AVENUE, OTTUMWA, IOWA

OR From Shaul Cemetery at the SW Corner of Ottumwa, go West on Bluegrass Road approx. 2 miles to the first road right, or north (172nd Avenue), to the Second house on the right

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story, 3-bedroom, ranch-style dwelling, with large living room, full bath and eat-in kitchen. This home has a full, walkout basement, which has been used as a large family room, plus utility room & newer furnace. Dwelling has over 1,000 square feet on foundation, with a 8'x24' breezeway, connecting the house to a large single-car garage; home has a wood deck on the front. This home is situated on 4 Acres, has permanent siding, newer roof, and rural water. If you are looking for that special acreage, close to town, be sure and schedule an appointment to look at this 4-acre acreage.

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, ANTIQUES & COLLECTIBLES: Amana refrigerator/freezer, like new; Westinghouse elec. oven/range; Kenmore upright deep freeze; Maytag auto. washer & matching elec. dryer; Near new floral upholstered straight chair & matching ottoman; Blue leather upholstered sectional sofa w/end recliners; Near new tan leather upholstered lift chair; Double pedestal kitchen table; Queen-size bed w/oak headboard & matching 4-drawer chest; Harvest oak dining table w/4 chairs; Floral upholstered straight chair; 3-pc. bedroom set w/full-size bed, triple dresser w/mirror & matching 5-drawer chest; Wooden cedar chest; Wall-hung curio cabinet; Large German-made sectional storage cabinet; Brown upholstered straight chair w/matching ottoman & loveseat sofa; Near new 4-shelf attorney-style bookcase; Crosley dehumidifier; Large asst. of pictures & frames incl. (2) P. Buckley Moss prints; Asst. of collectible glassware incl. candleholders, collector plates, paperweights; Large asst. of figurines; Hummel plate; Wooden cabinets; Several handmade quilts; Extremely large asst. of Christmas decorating items; **Approx. 50 boxes of Westmoreland & other milk glass incl. sets of dishes, pitcher & tumbler sets & other milk glass pieces;** Jewel-T items; Brass elephants; Tapestry; Antique wooden high chair; Glass-front hutch; (2) Old wicker doll & baby buggies; (2) Wooden ironing boards; Antique doll bassinet; Oak plant stand; Carnival glass; Antique porcelain & cast-iron small bathtub; Asst. of linens, blankets & bedding; Old iron-based stool; Painted 5-drawer chest; matching dresser w/rocker & end tables; **Approx. 150 m/1 collectible dolls of ceramic, bisque & porcelain, this is a fantastic collection of modern dolls;** Large asst. of teddy bears incl. Boyd's Bears-most w/boxes, Dakin Bears & bear accessory pieces; Stiffel jointed teddy bear & matching leopard; Wooden parlor table; Small folding child's chair; Victorian-style upholstered straight chair; Antique double-door wooden cabinet; Asst. of collectible glassware incl. figurines, Jadeite bowl, crystal decanters, cat figurines, old children's story books, old post cards & greeting cards; Purple shaded dresser lamp; Asst. of crockery items; Shawnee ware; Spoon collection; Large asst. of figurines; Antique iron foot bench; Asst. of hand-paint plates; 4-place setting of Blue Ridge china; Shepherd's hooks; Bicycle planter; Asst. of kitchen utensils; Antique picture frames; Singer treadle sewing machine; Metal shelving; Fan & stand; Wrought-iron patio furniture; Pair-oak end tables; Metal baker's rack; Holly Hobby figurines; Mickey Mouse decanters; Antique camelback trunk.

PICKUP, TRACTOR & EQUIPMENT: 1973 Chevrolet 3/4T. 2WD PU, V8, 8' box, heavy-duty, new tires & shocks; Sells w/8' custom slide-in aluminum top; Ford 8N tractor, WF, 3-pt, near new rear tires; Craftsman chain saw; Ice tongs; Gas-powered weedeater; 5' 3-pt. brush cutter; 3-pt. boom; Homemade bale stabber; Asst. of hoes, rakes, shovels, snow shovels; Hand & garden tools; Several 12' galvanized gates; Shop vac.

AUCTIONEER'S NOTE: Be sure & attend this outstanding auction. We cannot list all of the items that you will see here. Carol was a collector for many years, with dolls & collectibles stacked wall to wall.

**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.

CAROLE K. CROUSE ESTATE, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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