

REAL ESTATE AUCTION

FRIDAY, AUGUST 23, 2013 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
202 GARA STREET, OTTUMWA, IOWA

OR Corner of Market St. & Gara
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 2-story, 3-unit apartment complex, with two 2-bedroom apartments and one 1-bedroom apartment. Utilities are divided and separate furnaces are located on each level. This apartment complex has a near-new roof and is situated on a corner lot with plenty of off-street parking. 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 PROMPTLY AT 5:00 PM

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

Announcements made day of sale take precedence over any advertising.

WARD G. GRADE, OWNER



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

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Ottumwa, Iowa
641-682-5465

www.almartinauction.net