

REAL ESTATE AUCTION

FRIDAY, AUGUST 30, 2013 • 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
104 SOUTH BIRCH STREET, OTTUMWA, IOWA

Corner of Birch & E. Second Street OR 1 Block off of E. Main Street
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 3-bedroom, ranch-style modular home, constructed in 1997. This home has a large living room & enhanced kitchen with adjoining dining area as well as an oversized master bedroom, two full baths & den. This dwelling has 1,400 square feet of living space with open front porch and enclosed rear deck. There is an attached 27'x34' 2-car garage, all of which is situated on an oversized lot measuring 100'x140'. This beautifully landscaped lot has paved drive, is close to schools and the downtown area.

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.

WILLIAM L. & JUDITH A. MILLER, OWNERS



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net