

ESTATE AUCTION

SUNDAY, AUGUST 28, 2016 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

553 LILLIAN STREET, OTTUMWA, IOWA

REAL ESTATE: This property consists of a 2-bedroom, bungalow-style home, large living room, eat-in kitchen, full basement with gas forced-air heat & central air. Home has enclosed front & rear porches and is situated on a level lot measure 52' wide x 130' in depth. Also located on the property is a 24'x32' 3-car detached garage, constructed in 2001, with concrete floor & 3 overhead doors. This property is in an excellent location, just north of Mary Street on Lillian. If you are looking for a well-maintained home in a super location, close to schools, be sure and make an appointment to inspect this property.

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 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 Whirlpool refrigerator/freezer; Like new Whirlpool elec. oven/range w/ceramic cooktop; Near new Maytag gas dryer; Maytag square tub wringer/washer; Formica-top dinette table w/4 chairs; Near new brown & tan 3-cushion sofa & matching straight chair; Gray upholstered 3-cushion sofa; Gray upholstered swivel chair; Brown upholstered recliner; Sanyo 32" flat-screen TV; Sharp 12" color TV w/VCR; 3-pc. bedroom suite incl. full-size bed, bookcase headboard, double dresser w/mirror & matching 4-drawer chest; Lazy Boy recliner; Patterned brown wingback straight chair; End tables; 2-drawer nightstand; 4-drawer file cabinet; Large asst. of pots, pans, dishes, cookware & Pyrex; Corner shelf; (2) Wooden bookcases; Asst. of decorator items.

TOOLS: Shop-built buzz saw, mounted on homemade tractor w/gas engine; Shop-built heavy-duty wood splitter w/gas engine; Shop-built lawn vac for lawn mower; John Deere front-mount snowblower; Century 100 gasless wire-feed welder & cart; Lincoln 225 welder; Oxyacetylene torch set w/hoses, tanks & gauges; Near new upright 110 air compressor; Homemade port. air compressor; Homelite & Weedeater string trimmers; (3) Appliance dollies; Set of piano dollies; Bench-mount drill press; Asst. of air tools incl. 1/2" impact, air chisel, sanders; Large asst. of hand tools incl. end wrenches, plies, vise grips, clamps, hammers, anglehead grinder, brace & bit, pipe wrenches; Ladder jacks; Circular saw; Sabre saw; Metal toolbox; Chain hoist; Asst. of hoes, rakes, shovels; Post driver; Fork; Ax; Hand saws; 2-wheel dolly; Large squirrel-cage fan w/motor; 20' alum. extension ladder; Several crosscut hand saws; Large asst. of hardware; Handyman jack.

**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.

PHYLLIS STAUB ESTATE, OWNER

Arnold Staub & Renee Coberley, Executors

Robert M. Box, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

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