

ESTATE AUCTION

SATURDAY, AUGUST 29, 2020 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

318 APPANOOSE, OTTUMWA, IOWA

1/2 Block North of Evans Middle School

REAL ESTATE: This property consists of a 3-bedroom single-story, ranch-style dwelling, constructed in 1975, with 1,000 square feet on foundation. Full poured concrete basement, which could be finished for additional living space. Kitchen area plus large living room. This home has detached 16'x24' 1-1/2 car garage. Located on an over-sized lot, being 135'x127' in depth. Located in an excellent South location close to school, shopping and bus line. Be sure & 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 12:00 NOON

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Whirlpool refrigerator/freezer; GE elec. oven/range w/ceramic cooktop; GE auto washer & matching elec dryer; Blue upholstered 2-cushion sofa w/end recliners; Blue upholstered Lazy Boy recliner; Rust upholstered loveseat sofa; 3-door modern china cabinet; 3-sided curio cabinet; Twin-size bed w/mattress & box springs; Like new full-size bed w/mattress & box springs; Round dining table w/4 chairs; Curved-glass china cabinet; Large wooden 3-door hutch; Sanyo flat-screen TV; Large asst. of collectibles; Wooden double-door nightstand; Writing desk; Large asst. of kitchen items incl. pots, pans, dishes & utensils; Asst. of crystal glassware; Wooden bookshelves; Pair – matching end tables; Fans; Pictures & frames; Blankets, bedding & linens; 3-cushion floral upholstered sofa; Sofa table; Precious Moments figurines.

GUNS: Ruger 22 Mark II target pistol, bull barrel, stainless, w/2 magazines; Colt Government Model 22 cal. w/2 magazines; Beretta PX4 Storm 9mm w/2 17-round magazines; Springfield Armory XDS 9mm pistol; Sig Sauer P938 9mm; Springfield Armory SD9 subcompact 9mm w/2 double-stack magazines; Kimber 9mm Carry Pro II, stainless. These guns are in like-new condition. **GUN PERMIT REQUIRED FOR THE PURCHASE OF ALL FIREARMS.**

KAYAK, TRAILERS & TOOLS: 10' Fisher single-person fishing kayak, like new; Single-axle small boat trailer, like new; Carry-on single-axle 5'x8' cargo trailer, like new; Wheelbarrow; 2-wheel dolly; Coaster wagon; Rockwell 10" table saw; Alum. extension ladder; Elec. drill; Hand saws; Hoes, rakes & shovels; Other hand & garden tools.

**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.

IVAN TAYLOR ESTATE, OWNER

James M. Box, Executor

Box & Box, Attorneys



AL MARTIN REAL ESTATE & AUCTION CO., INC.

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www.almartinauctions.com