

# REAL ESTATE AUCTION

FRIDAY, SEPTEMBER 5, 2014 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**11981 FALCON BLVD., DRAKESVILLE, IOWA**

OR 5 Miles Northwest of Drakesville to Ash Grove OR 8 miles Southwest of Ottumwa to Ash Grove

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 1-1/2-story home with large eat-in-kitchen, open living room, 1 bedroom down & 1 large bedroom up. This home has an enclosed rear porch with gas forced-air heat plus wood-fired space heater. This home has vinyl-sided exterior, large covered front porch & rural water. Situated on nearly 1/3 of an acre with older single-car detached garage. If you are looking for that country acreage, be sure & 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.*

**ROSE CLARK ESTATE, OWNER**

Frances Fenton, Executor

Paul Miller, Attorney



*Auctioneers:  
Jim Kosman  
Roger Clingan  
Todd Carroll*

**AL MARTIN REAL ESTATE & AUCTION CO.**

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[www.almartinauction.net](http://www.almartinauction.net)

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