

# ACREAGE AUCTION

SATURDAY, SEPTEMBER 7, 2013 • 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
**305 E. HICKORY, BLAKESBURG, IOWA**

Auction Signs Will Be Posted

**REAL ESTATE:** This 7-1/2-acre parcel of land is located at the east edge of Blakesburg. Situated on this property is a 1-1/2-story, 2 or 3-bedroom home, with large living room, eat-in kitchen, full bath, with 1 large bedroom down. Upper level consists of 1 huge bedroom area, which could easily be divided and used as 2 bedrooms up. This home has a full basement with newer high-efficiency gas furnace and central air, with newer roof and siding. Also located on the property is a 24'x30' detached garage plus an open-front pole building with enclosed shop area. This property is on rural water with city sewer. If you are looking for an acreage, with in-town amenities, with easy commuting distance for employment, 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 12:00 NOON

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

**HOUSEHOLD GOODS & PERSONAL PROPERTY:** Crosley refrigerator/freezer; Maytag auto. washer; Maytag elec. dryer; Maytag combination washer w/110 dryer; Sharp Carousel microwave oven; Dehumidifier; RCA 19" color TV; Dinette table w/4 chairs; Brown upholstered loveseat w/ hide-a-bed; Brown upholstered recliner; Brown Lazy Boy recliner; Brown swivel rocker; (2) Twin-size beds; Small 4-drawer chest; Plant stand; Maple 5-drawer chest; Maple base cabinet w/bookcase top; Floor & table lamps; Exercise bike; Wheelchair; Glass-front 3-shelf bookcase; Asst. of kitchen items incl. pots, pans, dishes, Wearever, toaster oven, coffeemaker, silverware, pressure cooker, Kitchenaid mixer and other kitchen items. Old blanket chest; Doll high chair; Collection of teapots & pitchers; Custard glass; Salt & peppers shakers; Cup & saucer collection; Bell collection; Antique 5-drawer chest; Old sugar bucket; Copper boiler; Old postcards; Cake saver; Old table-top radio in wooden cabinet; Clothes rack; Wooden hall tree. **STORAGE BUILDING & TOOLS:** 8'x12' Eddyville-built portable storage bldg; Dewalt 12v. drill; Wheelbarrow; Garden plow; Hoes, rakes, shovels; Tree pruners; Wire stretchers; Handyman jack; Craftsman 10" radial-arm saw; Small homemade air compressor; 2-wheel dolly; 3-pt. seeder; PTO wire winder; Rotozip; Small workbench; Extremely large asst. of hand tools incl. sockets, wrenches, Skil saws, drill bits, log chains; Pump jack; Battery charger; Drop cords; 20' fiberglass extension ladder; Metal shelving & racks; Anglehead grinder; Shop vac; Old iron wheel wheelbarrow; Large asst. of hardware – nuts, bolts & nails; Elec. fencer. **CAR & LAWN MOWER:** 1987 Ford LTD Crown Victoria, V8, auto, cruise, PW, PL, approx. 162,000 actual miles, always stored inside, runs good; Snapper 22" lawn mower; 5hp 2-wheel string trimmer; Front-tine garden tiller; Stihl weed eater.

**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.*

## CALVIN MAYO, OWNER

Helen Thulen, POA



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

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