

ESTATE AUCTION

SATURDAY, SEPTEMBER 7, 2019 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

137 S. COOPER STREET, OTTUMWA, IOWA

OR Just North of the Corner of E. Main St. & Cooper Ave.

REAL ESTATE: This property consists of a 2-story, 3-bedroom home with large living room, eat-in kitchen, bedroom plus full bath with utility hookups, all on the main floor. This home has two large bedrooms on the upper level. Full basement with gas forced-air heat. Situated on a lot measuring 50' wide x 130' in depth, with a 20'x20' detached garage. This home, with a little TLC, would make an excellent family home or income 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.

PICKUP, HORSE TRAILER, 4-WHEELER, TRACTOR & EQUIPMENT: 2001 Dodge 3/4T. PU, 4x4, Cummins diesel engine, auto, 232,000 miles; 2002 Wrangler 18' gooseneck trailer, front tack room, new tires; Polaris 425 Magnum 4x4, front winch; 1956 John Deere 420 tractor, gas, WI, 3-pt; John Deere 5' pull-type brush cutter; Near new King Kutter 4' roto-tiller; 3-pt. blade; Hyder auger wagon; Like new electric over hydraulic pickup bale stabber, fits over 5 th-wheel ball; 3' 3-pt. disc; Lawn spreader; Small 3-pt. cultivator; Front-mount blade for 4-wheeler; Large asst. of horse equipment incl. blankets, sheets, girths, halters, lead ropes, bridles; (3) Western saddles; (9) Steel 8' horse panels; Pony harness; Near new wood-frame pack saddle; Near new gas-powered weedeater; Twin-cyl. port. air compressor; Bicycle; Stepladder; Saw horses; 2-wheel dolly; Air tank; Hydraulic jack.

HOUSEHOLD: Whirlpool stainless steel side by side refrigerator/freezer; Gas oven/range/ Roper auto washer & Whirlpool elec. dryer; Blue upholstered sectional sofa; 3-door cabinet; Dinette table; Old doors & screens; Glass-top table; Folding lawn chairs; File cabinet.

**TERMS: CASH/ GOOD
POSITIVE ID REQUIRED**

**CHECK 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

IRLIN GENE BASKETT ESTATE, OWNER

Ivan I. Baskett, Executor

John Webber, Attorney



AL MARTIN REAL ESTATE & AUCTION CO.

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