

# REAL ESTATE AUCTION

## SUNDAY, SEPTEMBER 15, 2013 • 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
**1980 ALBIA ROAD, OTTUMWA, IOWA**

Corner of Albia Rd. & Skyline Drive  
Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 3-bedroom, ranch-style home, constructed approximately 1980, with 1,254 square feet on foundation; 1-1/2 baths, large kitchen and dining area plus spacious living room. Single car garage in the basement plus workshop, could be finished for additional living space. Over-sized lot measuring 105'x300'. Located at the western edge of Ottumwa, close to mall and shopping. Be sure and make an appointment to view 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 1:00 PM

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

**FURNITURE & HOUSEHOLD ITEMS:** Frigidaire refrigerator/freezer, like new; Crosley elec. dryer; Brown floral upholstered 3-cushion sofa; Square walnut dining table w/6 chairs & matching double-door glass-front hutch; Corner cabinet; Glider rocker; (2) Small glass-front curio cabinets; (2) Full-size beds w/mattress & box springs; 3-shelf bookcase; (3) Wooden barstools; 3 & 6-drawer chests; Magnavox 25" color port. TV; Brown leather recliner; Floor & table lamps; Matching coffee & end tables; Folding card table; Plant stands; Large asst. of hand-painted plates; Child's tea set; Cups & saucers; Thimble collection; Chicken & cat collections; Asst. of kitchen items incl. pots, pans, dishes, toaster, mixer, bread machine, blender, glass cake saver, silverware & other kitchen items; Wooden sofa table; Old sewing hassock; Singer port. sewing machine; Pictures & frames; Blue upholstered occasional chair; Chrome dinette table; Old flat-top trunk; Antique ornate iron bed; Folding table; World globe & stand; Small roll-top desk; Occasional table; Floral upholstered occasional chair; Metal quilt rack; Toy bench; Park bench; Component stereo; Large asst. of bedding, blankets & linens; Snapper rear engine riding lawn mower w/elec. start; Reel-type lawn mower; Montgomery Ward front-tine tiller; Shop vac; Bench grinder; Circular saw; Drills & other hand 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.*

## LESTER T. HASLEY, OWNER



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

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

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