

# ACREAGE AUCTION

**SATURDAY, SEPTEMBER 15, 2012 • 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**6552 – 110TH AVENUE, OTTUMWA, IOWA**

OR 1 Mile South of Ottumwa on Hwy. 63 to River Road, then East to stop sign.  
Then East on 65th Street to T intersection, then left to first house.

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of 3 bedrooms, including master bedroom with walk-in closet and adjoining 3/4 bath plus 2 spacious bedrooms with ample closet space. This 2-1/2 bath home has over 1,752 square feet of living space including large living room, eat-in kitchen, large south-facing solarium, updated main bath; as well as main level laundry area including half bath. This dwelling has seen a large amount of remodeling and updating including a full basement with approx. half finished area that is used as a family room, plus gas forced-air heat and central air. Attached to the home is a 24'x30' garage with 2 overhead doors, a large concrete patio & wooded back yard. Also located on the property is a 28'x40' pole building with 2 overhead doors, constructed in 1974, all this in a timbered setting on a 1-acre plus lot size. If you are looking for country living, close to town, be sure & make an appointment to inspect this property.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Trustee's *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 & PERSONAL PROPERTY:** Amana chest-type deep freezer; GE refrigerator/freezer; Maytag auto. washer & Kenmore elec. dryer; Port. dishwasher w/cutting board top; Quasar microwave oven; (2) 15" Emerson color TV's w/remote control; 4-head VCR; Tan upholstered swivel rocker w/matching ottoman; Brown upholstered swivel rocker; Tan upholstered Lazy Boy recliner; 3-cushion sofa; (3) Twin-size beds w/mattress & box springs; (2) Matching mauve upholstered wingback straight chairs; 3-cushion floral upholstered sofa; Cedar chest; (3) Singer sewing machines; Sewing rocker; Old child's school desk; Roll-away bed; Exercise bike; 12v. Igloo cooler; Triple dresser w/mirror; Coffee & end tables; Wooden bookshelves; Child's rocker; Double dresser w/mirror; 4-drawer chest; Large asst. of kitchen items incl. pots, pans, dishes, crock-pot, Corning Ware, canister set, Pyrex, toaster, coffeemaker, cookbooks, roasters, canning jars & jugs, silverware, utensils & other items; Large asst. of craft items; Metal shelving; Folding chairs; Aquarium; Holiday decorations; Old kids' books; Gone With the Wind-style lamp; Child's cast-iron stove; Round patio table; Metal-frame park benches; (2) Upholstered straight chairs; Planters; (2) Barbie dolls, NIB; Other toys & games; Lawn ornaments. **TRACTORS, LAWN MOWERS & TOOLS:** Allis Chalmers 190XT, diesel, WF, 3-pt., dual outlet, sells with AC 500 hydraulic loader; Allis Chalmers D17, gas, WF, snap coupler, runs good; John Deere L110 riding lawn mower, 38" deck, hydro, 115 hours; John Deere LX176 riding lawn mower, 38" deck, front blade; 3-1/2 hp front-tine tiller; Lesco 200-gal. slide-in fiberglass pickup tank w/Honda motor, pump & hose reel; Wheelbarrows; Battery charger; 2-wheel dolly; Alum. extension ladder; Alum. & fiberglass stepladders; Lawn spreader & other tools.

**AUCTIONEER'S NOTE:** There will be many unadvertised items in this sale, with an outstanding home. The Avery family has lived here for many years. For pictures, go to our website: [www.almartinauction.net](http://www.almartinauction.net).

**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.*

## DONALD H. AVERY TRUST, OWNER



*Auctioneers:  
Jim Kosman  
Roger Clingan  
Todd Carroll*

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

**307 Church Street  
Ottumwa, Iowa  
641-682-5465**

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