

# EXECUTIVE ACREAGE AUCTION

**SATURDAY, SEPTEMBER 19, 2015 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**1601 N. WAPELLO STREET, OTTUMWA, IOWA**

OR from N. Court, West on Alta Vista to Mistletoe, then West on Chilton Ave.

Corner of Chilton & North Wapello

Auction Signs Will Be Posted

**REAL ESTATE:** This single-story, brick ranch-style home has a beautiful chef's kitchen with expansive oak cabinetry, built-in refrigerator and separate built-in upright freezer; 10-foot island with beverage sink and large double sink; built-in dishwasher; Corian countertops and casual dining area. This kitchen area is truly a cook's delight! Adjoining formal dining room with parquet floor & over-sized living room; large, open entrance foyer; large master bedroom with tons of closet space, master bath & jacuzzi tub. There are two other large bedrooms plus full bath on main level. Glass-enclosed 3-seasons room plus enclosed courtyard area. There is a huge wrap-around deck with nearly 3,500 square feet on the main level. This home has a full, walk-out basement with 3-car garage & a 2-bedroom mother-in-law's quarters in the basement area, which also contains kitchen, living room and full bath. This home was constructed in 1994 and has many more amenities too numerous to mention. Also situated on nearly 3 acres is a large metal building on the property that contains an additional 3-car garage, indoor swimming pool and family area, plus heated workshop. There is a second building, a 32'x40' horse barn, with stalls & tackroom. This executive acreage is all fenced, located less than 4 blocks from Horace Mann School in a secluded, timbered area. Be sure & see this exquisite home.

**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 10:00 AM

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

**TRACTOR & EQUIPMENT:** Ford 7000 diesel tractor, WF, 3-pt, sells w/Westendorf quick-attach loader; 7' 3-pt. blade; 25K diesel-powered generator on 2-wheel trailer, less than 50 hours; (3) Metal office desks.

**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.*

**RON & JUDY KIRK, OWNERS**



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

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