

REAL ESTATE AUCTION

THURSDAY, OCTOBER 4, 2012 • 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

203 W. FOURTH STREET, OTTUMWA, IOWA

Corner of Fourth & Washington, 1 Block West of Wapello Co. Courthouse
Auction Signs Will Be Posted



REAL ESTATE: This property consists of a commercial, brick building, nearly 5,900 square feet in size, constructed in 1960. Gas forced-air heat & central air; mens & ladies restrooms. Located close to downtown, this would make an excellent office or possible retail location. This property is situated on a corner lot measuring 92' wide, fronting on W. Fourth Street and continues back 108' to the rear. This commercial building is located in a high-traffic area.

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 AT 5:00 PM

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

Announcements made day of sale take precedence over any advertising.

SALVATION ARMY, OWNER



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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Ottumwa, Iowa
641-682-5465

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