

# AUCTION

**SUNDAY, SEPTEMBER 25, 2016 12:00 NOON**

SALE TO BE CONDUCTED AT THE PROPERTY

**631 MINNEOPA, OTTUMWA, IOWA**

Just North of the Intersection of Albia Rd. & Minneopa

**REAL ESTATE:** This property consists of a single-story, 5-room, 2-bedroom home, with large living room, kitchen, full bath & 2 bedrooms on the main level. This home has a partial basement & large rear covered patio. Situated on an over-sized lot measuring 105' wide x 140' in depth. This 1/3 of an acre lot is situated in an excellent South side residential neighborhood. Also located on the property is a single-car detached garage. If you are looking for a home in that special location, be sure and make an appointment to inspect 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 AT 1:00 PM

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

**TOOLS:** Craftsman 12" wood lathe; Black & Decker 12" bandsaw/sander combination; Craftsman 10" table saw; Craftsman floor-mount drill press; Craftsman 4" jointer/planer; Bench grinder; John Deere base tool cabinet & top box; Asst. of hand tools incl. end wrenches, sockets, pipe wrenches, elec. drills; Hoes, rakes, shovels; 2-wheel dolly; Wood chisels; Wooden clamps; Metal shelving; 5-1/4hp gas-powered water transfer pump; Gas-powered post auger; Echo gas weedeater & elec. weed eaters; 16' & 24' alum. extension ladders; Gas cans; 1/2" elec. drill; Hand saws; Small battery charger.

**SPORTING EQUIPMENT:** Golden Hawk 10' fiberglass canoe; (3) Deer stands; Shooter's rest; Spin Fly reel winder; Large asst. of fishing equipment, tackle boxes, rods, reels, nets & other fishing tackle; Turkey & Duck decoys; Waders; Daisy BB gun; Backpack; Hunting items; Coleman lantern, canteen & camping items.

**HOUSEHOLD ITEMS:** Whirlpool refrigerator/freezer; Maytag gas oven/range; Cold Spot chest-type deep freeze; Computer desk; Double-door metal wardrobe; Metal shelving; Wooden picnic table; Park bench; Student desk; Asst. of pots, pans, dishes & kitchen items; Asst. of books; Camera tripod; Upright vacuum cleaner. **MOPED & BOAT:** Garilli moped. 2006 Lowen 16' fiberglass v-bottom fishing boat, Model 165T, angler model w/Mercury 40hp engine & near new boat trailer.

**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.*

**JOHNNY G. & MARY M. THOMAS, OWNERS**



*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)

Find us on facebook at AIMartinRealEstateAuctionCo