

# LAND AUCTION

128 ACRES M/L

**SATURDAY, SEPTEMBER 28, 2013 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**12490 COPPERHEAD ROAD, OTTUMWA, IOWA**

OR South of Ottumwa on Hwy. 63 to the BP Amoco Station, then East on Copperhead Rd. 1/4 mile

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of approximately 128 acres m/l, with a 3-bedroom, ranch-style home built in 1971, with large living room, eat-in kitchen, full bath and full basement with gas forced-air heat and electric heat. This home has an attached 2-car garage with rear patio and front deck. Outbuildings consist of a 40'x60' open-front pole barn and a 30'x45' frame barn. This property has rural water plus large pond, is currently all seeded and used as pasture land and is fenced and cross-fenced. Superb hunting area with timber draws and excellent wildlife habitat.

**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 12:00 NOON

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

**FURNITURE & HOUSEHOLD ITEMS:** Maple dining table w/4 chairs; Mauve upholstered rocker; Tan upholstered recliner; New 4-shelf attorney-style glass-front bookcase; Full-size bed, complete w/mattress & box springs; Dresser w/mirror & 5-drawer chest; Painted 4-drawer chest; Wooden bookshelf; 2 & 4-drawer file cabinets; Large Signature chest-type deep freeze; Weslo elec. treadmill; Recumbent bike; Artificial fireplace; Old square tub Maytag wringer/washer; Old sausage mill; Water pump; Porch glider; Kerosene space heaters; Ice tongs; Old Meadow Gold milk box; Corner shelf; Floor & table lamps; Peavey elec. guitar; Electronic keyboard; CB radios; Coffee & end tables; Wicker doll buggy & dolls; 8 new Pella windows, asst'd sizes; metal office desk.

**TRACTOR, AUTOMOBILES, TOOLS:** AC WD-45 tractor, WF, snap coupler, w/front end loader; 1954 Plymouth, 2D, 6 cyl, 3-spd, for restoration; 1939 Chev. business coupe, for restoration; 1946 Plymouth 2D Sedan, for parts, no title; 1950 Chev. 1/2T. PU, for parts; Snapper rear engine riding lawn mower; Homemade 16' tandem-axle trailer; Craftsman 20" lawn mower; 3-pt. bale stabber; 2-wheel big bale carrier; Asst. of steel wheels; Bale rings; Large asst. of horse equipment – bridles, halters, leads, hay bags, 4 Western saddles; Cattle panels; Steel posts; Animal cages; Table saw; (2) Chain-link dog kennels; 15" scroll saw; Shop vac; 2-wheel dolly; Garden plows; 1 & 2-man crosscut saws; McCulloch chain saw; Asst. of hoes, rakes, shovels; Hand & garden tools; Pickup toolbox; Lawn sweeper; Metal shelving.

**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.**

**KAY LIVINGSTON, OWNER**



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

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

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

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