

REAL ESTATE AUCTION

FRIDAY, SEPTEMBER 28, 2012 • 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
227 E. MAIN STREET, AGENCY, IOWA

Auction Signs Will Be Posted



REAL ESTATE: This property consists of a historic, 2-story Victorian-style, 3-bedroom home, with updated kitchen, including breakfast bar, formal dining area, living room plus family room, 1-3/4 baths, all on main level. Upper level contains 3 spacious bedrooms, accessed by a magnificent open stairway. This home has a partial basement, new metal roof, newer high-efficiency gas forced-air heat and central air, updated plumbing and electrical service. Situated on a corner lot measuring 74'x132' with a detached 22'x26' garage. 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 PROMPTLY 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

Check our website for pictures: www.almartinauction.net

NANCY E. NYDLE, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
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www.almartinauction.net