

# ESTATE AUCTION

## SUNDAY, OCTOBER 4, 2020 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 126 E. HIGH, AGENCY, IOWA

**REAL ESTATE:** This property consists of a 2-bedroom, 1-story Cape Cod-style dwelling with large living room; formal dining room; kitchen with lots of cabinets; full bath and hardwood floors throughout; hot water heat & full basement. Open front porch & single-car detached garage. A fantastic home in a super neighborhood.

**TERMS:** 20% down day of sale, balance in cash upon delivery of a Court Officer 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.

**APPLIANCES, FURNITURE & HOUSEHOLD ITEMS:** Kitchenaid refrigerator/freezer; Whirlpool refrig-erator/freezer; Estate auto washer; Amana gas dryer; Over-sized brown floral upholstered recliner; Mauve upholstered wingback recliner; (6) Dining room chairs; Large wooden credenza w/ bookcase top & matching side credenza; Floor & table lamps; Round dinette table; Wooden storage cabinet; Porch swing; Lawn chairs; ASst. of kitchen items incl. pots, pans, toaster, bread machine; Wooden rocker; Asst. of pictures & frames; Cookbook collection; Craft magazines; Exercise bike; Tabletop radio w/tumtable; (2) Port. sewing machines; Luggage; VCR; Large asst. of craft items & supplies; Metal shelving; Hoes, rakes, shovels; Alum. extension ladder.

**ANTIQUES & COLLECTIBLES:** Antique post office sorting table w/mail slot cabinet; Antique glass-front secretary; Old wooden pie safe w/metal inserts; Antique barrel churn; Old trunk; Antique iron bed; Old churn frame; Antique Hoosier-style kitchen cabinet w/enamel pullout; Teapot collection; Oil lamps; Old wooden crates; Old light fixtures; Cream cans; Copper fire extinguisher; Stone jars; Hand-painted dishes; Asst. of enamelware; Implement seat; Galvanized tubs.

**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.*

## ARDYCE RAGEN ESTATE, OWNER

Troy Ragen & Tracy Rulom, Executors

Heather Simplot, Attorney



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

307 Church Street • Ottumwa, Iowa

**641-682-5465**

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[www.almartinauctions.com](http://www.almartinauctions.com)