

ESTATE AUCTION

SUNDAY, OCTOBER 14, 2012 • 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

7167 - 80TH AVENUE, AGENCY, IOWA

OR From the West edge of Agency, South on 80th Ave. approx. 1/2 mile
Auction Signs Will Be Posted

REAL ESTATE: 10 Acres m/1 with single-story, 2-bedroom home, large eat-in kitchen, full bath, gas forced-air heat. There is a 16'x24' detached garage plus a 14'x20' garage with man cave area; also, an open-front storage shed. This secluded location offers almost 10 acres, nearly all timber with great potential.

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 PROMPTLY 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: Whirlpool refrigerator/freezer; GE microwave; Round dinette table w/4 chairs; (2) Matching blue upholstered swivel rockers; Brown upholstered recliner; Early American 4-pc. maple bedroom suite incl. full-size 4-poster bed, 5-drawer chest, double dresser w/mirror & nightstand; Maple 4-drawer chest & matching nightstand; Wooden bookcase; Coffee & end tables; Corner desk; Old kerosene lamp; Old wooden boxes; Coffee grinder; Butter mold; Wooden bowls; Candleholders; Old bottles; Asst. of collectible glassware incl. mixing bowls, vases, Fire King, souvenir plates; 12-place setting dinnerware; Large asst. of Christmas decorations; Coca-cola clock; Pictures & frames; Old doll carriage; Large asst. of books; Large wooden game board; 1918 Van Buren County Atlas; Wooden blanket chest; Antique wooden washstand; Gateleg table w/4 chairs; Trunk; Child's rocker. **LAWN MOWER & TOOLS:** Huskee 20hp 50" riding lawn mower w/elec. start; Snapper 16hp rear-engine riding lawn mower; Wheel Horse 1054 riding lawn mower w/mower deck, for restoration, & front blade, 1-bottom plow, 3' single disc; 2-wheel pull-type lawn trailer; 20" gas-powered lawn mower; Sears 1hp port. air compressor; 5,000-watt port. generator; Large asst. of hoes, rakes, shovels; Axes; Crowbars; 1/2" & 3/8" sockets & wrenches; Pliers; Pipe threaders; Brace & bit; Saws; Wood planes; 1/2" air impact; Air chisel; Air die grinder; 3/8" & 1/2" elec. drills; Volt meters; Electrical testers; Bars; Hammers; Tire irons; Clamps; Gear puller; Chain hoist; Bench-mount drill press; Hand corn sheller; Drill bits; Squares; Levels; Soldering irons; Jacks; Walker heavy-duty floor jack; car ramps; Shop vac; Port. air tank; Garden plow; Ladders.

CAMPER & EQUIPMENT: 1974 Dodge Sportsman/Coachman mini-home, V8, auto, approx. 50,000 miles, non-running, this camper has sat for many years, for restoration or parts; Ford 3-pt. 907 rotary tiller; 6' 3-pt. brush cutter; Homemade 2-wheel wood splitter; Pull-type lawn sweeper; Small 2-wheel 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.

MARJORIE L. COFFMAN ESTATE, OWNER

South Ottumwa Savings Bank, Executor

Box & Box, Attorneys



Auctioneers:

*Jim Kosman
Roger Clingan
Todd Carroll*

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

www.almartinauction.net