

# **PUBLIC AUCTION**

## **SATURDAY, OCTOBER 15, 2022 - 10:00 AM**

**178 E. Alta Vista Street, Ottumwa, Iowa**  
**Auction signs posted**

**PROPERTY WILL SELL AT 12:00 NOON.** REAL ESTATE consists of a 2 story, 3 bedroom, 1 1/2 bath dwelling w/full unfinished basement. This home has dine-in kitchen w/breakfast nook, formal dining room, living room w/wood burning fireplace & office area off of the living room. The three bedrooms are located on the 2nd level along with a full bath w/walk-in shower & separate tub. Other inside amenities incl. hardwood floors, partial open staircase, natural woodwork, some replacement windows, gas forced air heat & central a/c. Outside amenities incl. metal roof, permanent siding, 1-car attached garage along w/a carport & a rear wooden deck. This home is situated on a level lot measuring 50 ft. wide & 133 ft. in depth w/alley access. If you are looking for a family home on Ottumwa's north side, contact the auction company for more information or to inspect this property.

**TERMS:** 20% down payment due day of sale. Balance due upon delivery of abstract accompanied by warranty deed. Real estate taxes will be prorated to date of possession. Possession given upon settlement.

**VEHICLE:** 1998 Ford F150 pickup, 6 cylinder, black, power windows & locks, 154,030 miles.

**FURNITURE:** (2) queen beds; flat screen TV's; dressers; quilt rack; wooden desk; child's bunk bed set w/storage & ladder; matching couch & rocker-recliner; round marble top parlor table; bookshelf; entertainment center; dining room table & chairs; marble top buffet; china hutch; sewing machine in cabinet; iron patio set.

**APPLIANCES, HOUSEHOLD & MISC:** Kenmore electric stove; Whirlpool refrigerator; microwave; charcoal grill; 2-wheeled cart; extension & stepladders; lots of canes & walking sticks; Dirt Devil vacuum; rolling clothes rack; luggage; snow globes; binoculars; books incl. children's, cookbooks, basketball; Christmas decorations incl. Dept. 56 Snow Village pieces; Pro-form exercise bike; wicker baskets; Edgewood dishes; kitchen items; tote of golf balls; lounge chair; fireplace holder & tool set; copper footed planter; many knick-knacks; pictures; linens.

**COLLECTIBLES:** Red Wing crock; unmarked brown crock; blue band bowl; enamelware; Meadow Gold milk bottle; Wapello Dairy milk bottle; sev. head vases; hats & hat box; Longaberger baskets; Bavaria hat pin holder & pins; Hummel, Occupied Japan, W. Germany figurines; International Silver Company & Wm. Rogers pieces; candleholders; long bench; school desk; wooden highchair; many Nutcrackers; hand planes; galv. water cans; wooden sleds; metal lawnchair; small wooden trunk; Sunco produce box; electric scoreboard; window weights.

Visit our website at [www.hedrickdepot.net](http://www.hedrickdepot.net) for pictures.

## **NANCY THOMAS - OWNER**



NOT  
RESPONSIBLE IN CASE  
OF ACCIDENTS.

**GREG MILLIKEN**

# **AUC<sup>!</sup>ION**



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**ASSOCIATES, L.L.C.**

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