

AUCTION

SUNDAY, OCTOBER 18, 2020 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

106 N. HANCOCK, OTTUMWA, IOWA

REAL ESTATE: Outstanding, immaculate 3-bedroom, bungalow-style home with large living room, updated kitchen with dining area & full bath and hardwood floors throughout. This home has newer gas forced-air heat & central air, newer windows and aluminum siding, with nearly 1,250 square feet on foundation. Large covered patio with single-car basement garage. Situated on a lot, 50'x132', in an excellent residential location.

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.

FURNITURE & HOUSEHOLD ITEMS: Tan upholstered faux leather 3-cushion sofa w/end recliners; Tan upholstered matching recliner; Tan upholstered lift chair, like new; Brown upholstered recliner; Full-size bed w/mattress & box springs; Double dresser w/mirror & matching 4-drawer chest; Glider; Jazzi elec. powered wheelchair; Like new oak table & 4 chairs; Maple dinette table & 4 chairs; Elec. treadmill; Asst. of pots, pans, dishes & kitchen items; Sentry safe; Elliptical machine; Floor & table lamps; Maple writing desk w/bookcase top.

LAWN MOWER & TOOLS: John Deere 210 riding lawn mower; Front blade for John Deere mower; Troy-bilt 20" gas-powered mower; Lawn Boy 21" mower; Craftsman & Toro snowblowers; Craftsman 5hp rear-tine tiller; Homelite chain saw; Water pump w/gas-powered Honda engine; Black & Decker edger; (2) 3/4hp port. air compressors; Elec. weedeater; Leaf blower; Bachtold fence-row mower; Elec. cement mixer; Coaster wagon; Engine stand; Ladders; Shop vacs; Battery charger; Tow dolly; ATV sprayer; 100-gal. Rubbermaid stock tank; Large asst. of hand tools incl. toolboxes, wrenches, saws; Stepladders; 2-wheel lawn cart; Asst. of hardware.

VAN, BACKHOE & TRAILER: 2010 Ford Transit Connect van, dual sliding doors, 4-cyl. auto, new tires & battery, 122,000 miles, runs great; Massey Ferguson 302 backhoe w/front loader, shuttle shift, works good; 7'x16' tandem-axle car trailer, needs floor.

TERMS: CASH/GOOD CHECK

MASTERCARD/VISA

POSITIVE ID REQUIRED

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.

INGLE-HOFFMAN FAMILIES, OWNERS



AL MARTIN REAL ESTATE & AUCTION CO., INC.

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