

REAL ESTATE AUCTION

SATURDAY, OCTOBER 20, 2012 • 2:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED
6692 ASHLAND ROAD, AGENCY, IOWA

1-1/2 Miles south of the BP gas station in Agency
Auction Signs Will Be Posted

REAL ESTATE: This property consists of a ranch-style, 3-bedroom home, constructed approximately 1959, with eat-in kitchen, large living room, full bath and main floor laundry. This home has a full, poured concrete basement with ground source heat and air conditioning system, vinyl siding and a detached 14'x20' single-car garage. Situated on 1 acre close to town.

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 2:00 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.

JOHN R. MURDY ESTATE, OWNER

Lanny Glosser, 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