

# REAL ESTATE AUCTION

## FRIDAY, OCTOBER 30, 2020 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**6463 – 110TH AVENUE, OTTUMWA, IOWA**

OR South of Ottumwa on U.S. Hwy. 63 to River Road, then East to the first stop sign;  
Then continuing East on 65th Street to the T intersection of 65th Street & 110th Avenue.

Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of approximately 1.29 acres, with 2-bedroom, 1-1/2 bath ranch-style home, constructed approximately 1972. This home has 1,288 square feet with full basement, with dwelling having newer metal roof. Also located on the property is a 40'x22' detached garage, constructed in 1995. This property will require cleanup & updating, making for a super acreage with ranch-style dwelling.

**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.

**AUCTIONEER'S NOTE:** This will be a real estate only auction. Be sure & attend this sale, if you are looking for an excellent fixer-upper acreage in a superb location, close to town.

**REAL ESTATE WILL SELL PROMPTLY AT 5:00 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.*

**HANCOCK ESTATE, OWNER**

Richard J. Gaumer, Referee



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

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

Find us on Facebook at Al Martin Real Estate Co

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