

# ESTATE AUCTION

## SUNDAY, NOVEMBER 1, 2020 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**431 CRESTVIEW, OTTUMWA, IOWA**

Crestview is located off of N. Court via Elmdale

**REAL ESTATE:** This property consists of a 2-bedroom, ranch-style home with large living room, over-sized kitchen & full bath, all on the main level. This home has a partial basement, gas forced-air heat & central air, with an attached single-car garage & open, covered deck. Situated in a fantastic location, on a lot measuring 57' wide x 350' in depth, nearly a half-acre in size. Be sure & make an appointment to inspect this property.

**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.

**APPLIANCES, FURNITURE & ANTIQUES:** Frigidaire refrigerator/freezer; 46" flat-screen TV; Newer brown upholstered lift chair; Small Brinks combination safe; 2 & 4-drawer file cabinets; Metal office desk; Antique 4-shelf attorney-style bookcase; Antique serpentine-front 3-drawer dresser w/mirror; Empire 4-drawer chest; Old treadle sewing machine; Antique Edison disc player, in cabinet; Antique 3-drawer dresser w/mirror & hankie drawers; Antique single-door curio cabinet; Old pictures & frames; Old wooden trunk; Cream can; Cane-seat & back rocker; Wooden straight chairs; Drop-leaf table w/extra leaves; Old slide viewer; Old dolls; Hat boxes; Costume jewelry incl. small ladies diamond ring; Large asst. of glassware incl. Green Depression, figurines, cups & saucers, creamers & sugars, hand-painted plates & bowls; Old Seth Thomas mantle clock; Costume jewelry incl. small ladies diamond ring; Oil lamps; Old books; Farm toys; 5-shelf wooden bookcase; Singer sewing machine in cabinet; Metal bed; Unicycle; Horse collars; Exercise bike; Fruit jars; Asst. of pots, pans, dishes; Colander; Asst. of hand tools; Shop vac.

**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.*

**RUTH SWANSTROM ESTATE, OWNER**

Ron Swanstrom, Executor

Michael Moreland, Executor



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

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

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