

REAL ESTATE AUCTION

FRIDAY, NOVEMBER 7, 2014 5:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

401 S. LILLIAN STREET, OTTUMWA, IOWA

Corner of Lillian & Williams Streets

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 1-1/2-story, 3-bedroom home with large living room, formal dining area, newly remodeled kitchen with oak cabinetry, built-in dishwasher, stove & refrigerator. There is a large storage pantry off of kitchen and main level bathroom with washer/dryer hookups. This home has 1 bedroom on the main level with 2 bedrooms on the upper level. Partial basement with gas forced-air heat & central air, open front porch, all situated on a 55' wide x 131' lot. Fenced-in rear yard with 2-car detached garage. If you are looking for that family home, in an excellent South neighborhood, be sure and make an appointment to inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty 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 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.

SUSAN CROSSMON, OWNER

Dan Crossmon, POA



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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