

AUCTION

SUNDAY, NOVEMBER 3, 2013 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1943 RICHMOND AVENUE, OTTUMWA, IOWA

Richmond Ave. is located off of Lake Drive, 1 Block South of Albia Road, on the West side of Ottumwa

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story, 2-bedroom dwelling, with over-sized master bedroom, ultra-modern, newly remodeled kitchen, handicapped accessible bath plus second bedroom and second full bathroom, all on the main level. This home has a full walkout basement with half bath, newer gas forced-air heat & central air. With nearly 1,400 square feet of living space on main level, this home also has a 12'x38' attached garage. This home also is equipped with a backup generator. Ultra quiet neighborhood, with the home located at the end of a deadend street, overlooking private rear yard. Be sure & 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 AT 1:00 PM

For further particulars or an appointment to inspect the property,
please call the auction company: 641-682-5465.

APPLIANCES, FURNITURE & PERSONAL PROPERTY: Like new Whirlpool refrigerator w/ bottom freezer; Whirlpool elec. oven/range; Near new Maytag auto. washer & matching elec. dryer; Sears Coldspot 22 cu. ft. chest-type deep freezer; Whirlpool no-frost refrigerator/freezer; RCA 25" color console TV; Pair - Craft-matic twin-size adjust. beds w/mattress & box springs, like new; Tan upholstered sofa; Floral upholstered straight chair; 4 & 5-drawer chests; Small 4-drawer chest; Small rolltop desk; Round maple dinette table; Wooden double-door wardrobe; Corner table; Hall mirror; 3-pc. bedroom suite, double-dresser w/mirror, 4-drawer chest & matching headboard; Sentry combination safe; Wooden bench; (2) Painted armoire cabinets; Wheelchair; Exercise bike; Microwave cart; Large asst. of kitchen items incl. pots, pans, dishes, 8-place setting of gold-trimmed dishes, Corning Ware, crockpot, skillets, coffeemakers, set of gold silverware & other kitchen items; Silver tea service & platters; Asst. of metal shelving; Sewing chair; Plant stand; Asst. of blankets, bedding, linens, pillows, afghans & rugs; Lingerie chest; Floor & table lamps; Several hand-painted plates; P. Buckley Moss print - "Gothic Heritage"; Christmas decorations; Hoover vacuum cleaner; Old mantle clock; Near new 3-shelf attorney-style bookcase; Freestanding jewelry cabinet.

**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.

DORIS ROBERTS, OWNER

Judy Sales, POA



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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