

# ESTATE AUCTION

## SUNDAY, NOVEMBER 3, 2019 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 1042 S. SHERIDAN, OTTUMWA, IOWA

Corner of Sheridan Ave. & Silk Street

**REAL ESTATE:** This property consists of a cozy, 2-bedroom home, with living room, full bath, galley-style kitchen, with single-car attached garage plus carport. On a corner lot, this home has gas forced-air heat and central air. If you are looking for an efficient, low-maintenance home, be sure and 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:** Near new Whirlpool refrigerator/freezer; Roper auto. washer; Microwave; Sylvania 15" flat-screen TV; Burgundy upholstered Lazy Boy recliner; Brown upholstered Lazy Boy recliner; 2-cushion floral loveseat sofa; Formica-top dinette table w/4 chairs; Round coffee table; End tables; Wooden folding chairs; Asst. of kitchen items incl. pots, pans, dishes, toaster; Childs' upholstered rocker; Component stereo; Blankets, bedding & linens; Old wooden sugar bucket; Jewel-T bowls; Salt crock; Knife collection; Brass figurines; Antique bassinette & stand; Old metal baby stroller; Dollhouse; Dollhouse dishes; Large collection of dolls incl. ceramic & porcelain, Kewpie dolls, Dutch boy & girl, fabric dolls; Old German black doll w/ moveable arms & legs, Little Debbie doll, Calypso Queen doll; Toys; Wooden dolls; Depression biscuit jar; Singer treadle sewing machine; Large asst. of figurines; Child's wooden rocker; Cameras & camera equipment; Ham radio equipment; Large asst. of glassware; Books; Pictures & frames; Luggage; Upright vacuum cleaner; Floor & table lamps; Electric train set; Asst. of costume jewelry.

**PICKUP & TOOLS:** 2001 Ford Ranger PU, ext. cab, auto, 4x2; MTV 20" gas-powered lawn mower; John Deere 210 riding lawn mower w/mower deck, blade & front-mount snowblower; 6' fiberglass stepladder; Hoes, rakes & shovels; BBQ grill; Wheelbarrow; Leaf blower; Other hand & garden tools.

**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*

### ALBERT SAFFELL ESTATE, OWNER

John Saffell, Executor

Box & Box, Attorneys



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

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