

# AUCTION

## SUNDAY, NOVEMBER 5, 2017 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 903 W. WILLIAMS, OTTUMWA, IOWA

Just West of the Intersection of Williams & Ferry Street

**REAL ESTATE:** This property consists of a 2-bedroom, ranch-style home, constructed in 1950, with large living room, eat-in kitchen with built-in oven/range & breakfast bar, full bath and main level laundry area - all on one level. Enclosed front porch & large rear patio. Situated on a lot measuring 40'x150', with a 36'x24' 2-car garage with shop area. If you are looking for that low-maintenance home, in a super location, make an appointment to see 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:** Maytag auto washer; Hot Point elec. dryer; Window air conditioner; Magnavox VCR; Component stereo; Mauve upholstered platform rocker w/ottoman; Full-size bed w/mattress & box springs; Wooden buffet; 4-drawer chest; Coffee & end tables; Drop-leaf dining table; Sofa table; Several wooden straight chairs; Folding table; (2) Singer sewing machines in cabinet; Singer treadle sewing machine; Singer Tiny Tailor mending machine; White Sew Ease sewing machine; (2) 5-drawer file cabinets; Dirt Devil upright vacuum cleaner; Small trunk; Large asst. of holiday decorations & craft items; Wooden bookcase; Antique flat-front secretary; Old bottles & jars; Cookbooks; Platform rocker; Floral upholstered 3-cushion sofa; 9-drawer chest; 2-drawer file cabinet; Asst. of bedding, blankets & linens; Patio furniture; Portable heater; Asst. of collectible glassware; 2-gal. & 8-gal. stone jars; Asst. of kitchen items incl. pots, pans, dishes, deep-fat fryer, elec. roaster, glassware, Corning Ware, silverware & other kitchen items; Old well pump; 7-1/2 hp 22" lawn mower.

**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.*

### CAROLYN EMBERTON, OWNER



*Auctioneers:*  
Jim Kosman  
Roger Clingan  
Todd Carroll

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

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