

ESTATE AUCTION

SATURDAY, NOVEMBER 5, 2022 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

2615 KENWOOD, OTTUMWA, IOWA

Kenwood is located off of Elmdale, one block East of the North Hy-Vee store

REAL ESTATE: This property consists of a 3-bedroom, ranch-style home, with large living room, eat-in kitchen, lots of closet space & full bath. This home has a full basement with gas forced-air heat & central air and a large single-car attached garage. Situated on a large lot, in a super North Ottumwa residential area.

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 12:00 NOON

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

FURNITURE & HOUSEHOLD ITEMS: Maytag refrigerator/freezer, black w/stainless steel front; General Electric stove; Whirlpool elec. dryer; Sanyo 42" flat-screen TV; 4-pc. bedroom suite incl. queen-size bed, mattress & box springs w/headboard, 5-drawer chest, 6-drawer dresser w/mirror & nightstand; 8-drawer dresser w/mirror; Upholstered lift chair; Floral upholstered loveseat; (2) Upholstered swivel rockers; Bookshelves; Small round oak table w/2 chairs; Wooden 3-drawer cabinet; Sentry 1250 safe; Quilt rack; Jewelry stand; Asst. of oil lamps; TV stand; Table lamps; Asst. of books; Christmas tree & decorations; Stoneware dishes; Royal China dishes; Cups & soup bowls; Toaster; Crockpots; Microwave stand; Small wooden benches; Coolers; Extension cords; Levels; Wood stepladders; Hoes, rakes & shovels; Bench grinder w/stand; **100-plus hand-crafted wooden toys incl. tractors, combines, cars & trucks, animals & much more.**

**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.

LOIS YOHO ESTATE, OWNER

Klayton Kirkpatrick, Executor

Box & Box, Attorneys

AL MARTIN REAL ESTATE & AUCTION CO., INC.

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641-682-5465

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www.almartinauctions.com

