

# AUCTION

**SATURDAY, NOVEMBER 17, 2012 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**902 LOCUST STREET, OTTUMWA, IOWA**

Corner of Locust & Birch Streets OR 1 Block North of the intersection of E. Main & Birch  
Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 1-story, brick-constructed, 2-bedroom home with large living room, formal dining room, updated eat-in kitchen and full bath. This home has an enclosed front porch and full basement with gas forced-air heat. Situated on 2 lots, having a total frontage of 100' x 140' in depth. Also located on the property is a 32'x24' 2-1/2-car garage, constructed in 1991, with concrete floor, dual, powered overhead doors & gas forced-air heat in garage. Private fenced-in rear & side yard also contains lawn storage building. This well cared for home, is in an excellent North location & close to shopping, could be yours.

**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 12:00 NOON**

For further particulars or an appointment to inspect the property,  
please call the auction company: 641-682-5465.  
Watch future publications for a complete sale ad of furniture, tools,  
household items and like new Chevrolet pickup.

*Announcements made day of sale take precedence over any advertising.*

**JERRY & KAY BRIDE, OWNERS**



*Auctioneers:*

*Jim Kosman  
Roger Clingan  
Todd Carroll*

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

**307 Church Street  
Ottumwa, Iowa  
641-682-5465**

[www.almartinauction.net](http://www.almartinauction.net)