

# REAL ESTATE AUCTION

**SATURDAY, NOVEMBER 26, 2016 10:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**118 N. UNION STREET, OTTUMWA, IOWA**

Union Street is located between 2nd & 4th Streets, across from the Ottumwa High School

**REAL ESTATE:** This property consists of a 2-1/2-story, stately home with large living room, formal dining area, galley-style kitchen with built-in oven & range, half bath with 3-seasons, all located on the main level. This home has large entrance foyer, with open stairway leading to the upper level, with 4 bedrooms up plus full bath. This home has a full basement with newer, high-efficiency gas forced-air furnace. Hardwood floors & beautiful woodwork throughout. If you are looking for that original, well-constructed dwelling with lots of character, be sure and schedule 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 PROMPTLY AT 10:00 AM**

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

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

**HELEN LEE SCHMITT ESTATE, OWNER**

Andrew L. Schmitt, Executor

Dennis Emanuel, Attorney



*Auctioneers:*

*Jim Kosman*

*Roger Clingan*

*Todd Carroll*

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

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

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