

# AUCTION

**SATURDAY, NOVEMBER 14, 2015 10:00 AM**

SALE TO BE CONDUCTED AT

**4802 – 118TH AVENUE, OTTUMWA, IOWA**

OR South of Ottumwa on Hwy. 63 to 48th Street, then East to the T intersection  
Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of 15 acres m/l, on which is situated a 3-bedroom home, with large kitchen, oversized living room & partial basement. This home has over 2,000 square feet of living space, however, it does require completion. This home has rural water and is in the Cardinal Community School District. Outbuildings consist of 2 pole-frame buildings with metal roof and metal siding, both constructed in 1986. Balance of the land consists of light timber, with excellent hunting potential. This acreage is situated close to Ottumwa, with lots of potential. Be sure and make an appointment to inspect 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 PROMPTLY AT 10:00 AM**

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

**EQUIPMENT:** John Deere 690 Trac-Hoe, cab, diesel, needs batteries; 1972 Hough rubber-tired endloader, open station, gas, need carburetor, 1970 Bobcat skidsteer loader, gas, needs fuel pump; 1975 Chev. 3/4T. PU, for parts; 1971 VW, for parts; 1989 Chev. Impala 4D sedan, V8, auto, for parts or salvage; Large asst. of farm implements & scrap iron for salvage. Remember, real estate sells first at 10:00 AM.

**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.

Auctioneers Note: Real estate will sell first promptly at 10:00 a.m., followed by equipment.

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

**RALPH & KARRIN LIVINGSTON, 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)

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