

# 80 ACRES LAND AUCTION 80 ACRES SATURDAY, NOVEMBER 17, 2018 11:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

## 14357 – 50TH STREET, OTTUMWA, IOWA

OR located at the Corner of 50th Street & Point Isabelle Road 1-1/2 miles South of Ottumwa,  
off of Milner Street OR 2 miles West of the Intersection of Hwy. 63 South & 50th Street  
Auction Signs Will Be Posted

**REAL ESTATE: REAL ESTATE – TRACT I: 40 Acres m/1** with executive-style, one-owner, 4-bedroom split-level home with full basement, constructed in 1969. Eat-in kitchen, large living room, 1-1/2 baths plus laundry room. Gas forced-air heat & central air. Beautiful outdoor patio. Single car garage plus carport. Outbuildings on the property include a 36'x42' pole-frame machine shed/horse barn combination, built in 1980; open-front 30'x18' pole building built in 2010 and a 30'x40' open-front barn. This property has rural water and is fenced into several pasture areas.

**TRACT II: 40 Acres m/1** located north of Tract 1 on Point Isabelle Road. this is a bare 40, with no improvements, nearly all open. Excellent grassland with small pond. Superb housing sites, just outside the city limits of Ottumwa.

**TRACT III: 80 Acres m/1** A combination of Tracts I & II, sold as one unit.

**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.

**APPLIANCES, FURNITURE & HOUSEHOLD ITEMS:** Maytag Centennial commercial washer; Maytag elec. dryer; Countertop refrigerator; Formal dining table & 4 matching chairs; 3-cushion floral upholstered sofa; Glass-front hutch; Corner office desk; Hall tree; Folding chairs; Floor & table lamps; Asst. of pots, pans, dishes & kitchen items; Pictures & frames; Office chair; Vacuum; Magazine rack.

**TERMS: CASH/ GOOD**

**CHECK MASTERCARD/VISA  
DEBIT/CREDIT CARDS**

**POSITIVE ID REQUIRED**

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*

## BETTY YEAGER ESTATE, OWNER

Nancy Thompson, Executor

Michael Moreland, Attorney



*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)

Find us on facebook at [AlMartinRealEstateAuctionCo](https://www.facebook.com/AlMartinRealEstateAuctionCo)