

ESTATE AUCTION

SUNDAY, NOVEMBER 22, 2015 12:00 NOON

SALE TO BE CONDUCTED AT

204 S. MONROE, FLORIS, IOWA

OR From the stop sign in Floris, East 1 Block, then South 1/2 Block

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 3-bedroom house, with large living room, eat-in kitchen & enclosed rear porch. This home has almost 1,350 square feet on foundation with partial concrete basement, new metal roof, with near new high-efficiency gas furnace and central air. Situated on 2 lots, with the lots being 90'x90' in size. Also located on the property is an 18'x20' detached metal carport. If you are looking for a well-constructed home in a quiet, peaceful area, be sure & make 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 AT 1:00 PM

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Amana refrigerator/freezer; Large Amana chest-type deep freeze, 2 yrs. old; Whirlpool auto. washer & matching gas dryer; New stackable auto. washer & matching gas dryer; Magic Chef microwave oven; Near new Amana gas oven/range; 3-cushion hide-a-bed sofa; Turquoise & brown upholstered Lazy Boy recliners; 3-pc. Bedroom suite incl. full-size bed, mattress & box springs, double dresser w/mirror & 4-drawer chest; Wooden dining table & 4 chairs; Brown Lazy boy recliner; End tables; Twin-size bed w/bookcase headboard; 4-drawer chest; Upright piano w/bench; Wooden open-front hutch; Corner curio cabinet w/glass shelves; Formica-top dinette table w/4 chairs; Asst. of kitchen items incl. pots, pans, dishes, crockpot, toaster, elec. grill, cookie jars, coffeemakers, corning Ware, Anchor Hocking, Tupperware, Kitchenaid mixer, serving cart, asst. of cookbooks, silverware & other kitchen items; Pink Depression; Pressed & cut-glass dishes; Several platters; Wooden spice rack; Microwave cart; Canning jars & canner; Sharp upright vacuum cleaner; Singer sewing machine in cabinet; Salt & pepper shaker collection; TV stand; Towels & linens; Kitchen stepstool; Exercise bike; Elec. space heater; Asst. of fabric; Needle-point & quilting patterns; Blankets, bedding & linens.

CARPOT, PORTABLE BUILDING: 2-car 20'x20' metal-frame & roof carport; 10'x16' port. yard storage bldg. on skids.

VAN, LAWN MOWERS & TOOLS: 2012 Dodge Grand Caravan SE, 6 cyl, auto, full power & air, stow-n-go seats, 48,000 actual miles, new tires; Cub Cadet 1046 riding lawn mower, 42" deck, hydro, grass catcher attachment, 144 hours; Cub Cadet 1040 riding lawn mower, 42" deck, hydro; John Deere 2-wheel pull-type lawn trailer; 38" pull-type lawn sweep; Stihl weed eater; Craftsman 24" 2-stage snowblower w/elec. start, 2 yrs. old; Large asst. of tools incl. jigsaw, 3/8" drill, bench grinder, Skil saw, Black & Decker 18v. rechargeable drill, battery charger, (2) 4" anglehead grinders; Stack mechanic's toolbox; Alum. 6' stepladder; Black & Decker Workmate; Large asst. of hand tools incl. sockets, end wrenches, crescent wrenches, trouble light, pipe wrenches, hacksaw; Hoes, rakes, shovels, scoop & snow shovels; Elec. powered yard rake; Shop vac; Hand saw & grease; Clamps; (2) sets tire chains; Asst. of hand meat grinders.

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.

EMMETT PORTER ESTATE, OWNER

Darrell Porter, Executor Box & Box, Attorneys

Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll



AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net

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