

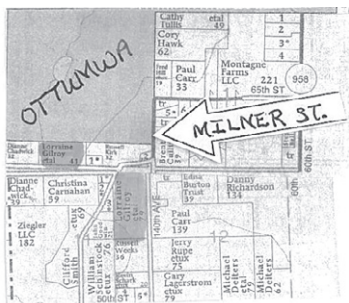
AUCTION

133 ACRES M/L

LOCATED AT SOUTH EDGE OF OTTUMWA
SATURDAY, NOVEMBER 28, 2020 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED AT
5758 – 140TH AVENUE, OTTUMWA, IOWA

At the South edge of Ottumwa, just off of S. Milner Street



TRACT I – 41 Acres m/l of rolling farmland, currently seeded with pond. 3-bedroom, 2-story dwelling, with over 3,000 square feet of living space; 2-3/4 baths; full basement; originally constructed in 1962, with over 1,700 square foot addition, constructed in 1994. 2-car detached garage, 24'x32'; plus a 45'x46' pole barn and open-sided hay shed.

TRACT II – 39 Acres m/l with nearly 30 Acres of farmland; balance in timber. Lies north of Tract I. All south & west of S. Milner & 60th Streets and east of Point Isabelle Road.

TRACT III – 52 Acres m/l fronting on 60th Street, west of Point Isabelle Road. This property is all open, with a small portion of timber, with several excellent building sites.

TRACT IV – 1.2 Acres m/l located on S. Milner Street. Bare land. A superb building site, inside the city limits, overlooking Ottumwa.

These four properties will be sold individually and not combined.

TERMS: 20% down day of sale, balance in cash upon delivery of a Trustee's 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 AT 12:00 NOON

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

ANTIQUES & COLLECTIBLES: (2) Home Comfort wood-fired kitchen ranges; Antique cast-iron wood-fired cook stove; Old drop-front writing desk; (2) Treadle sewing machines; Several wooden buffets; Salesman's sample curved-glass china cabinet; Old oil lamps; Pink & Green Depression; Teapot collection; Carnival glass; Planters & urns; Old hat boxes; Several wooden rockers; Old clocks; Flat-top trunks; Lap robe; Old pictures & frames; Full-size high-back wooden bed; (4) Painted kitchen cabinets; Majestic cabinet radio; Antique GE refrigerator w/bonnet top; Several occasional tables; C-style roll-top desk; Egg crates; Cane collection; Old primitive jars & tools; Schlitz Beer rotating clock; Enamelware; Old lanterns; Ice tongs; Tins; Stoneware jars & jugs; Cream cans; Coal buckets; Painted wooden jelly cabinet; Child's chairs; Old painted stepback cabinet; Creamers & sugars; Salt & pepper shaker collection; Statues & figurines; Compotes; Large asst. of clear glassware; Old dolls; Doll beds; Wicker stool; Large wooden open-front hutch; Old dresser w/mirror & hankie drawers; (2) Old pump organs; Boiler; (4) Old schoolhouse light globes; Library table; Old primitive hand tools; Old Victrola; Old wooden beer cases; Wash stand w/towel bar; Old milk bucket. **Note:** All of the antique furniture is in the rough, ready for your refinishing.

APPLIANCES & HOUSEHOLD ITEMS: Kenmore refrigerator/freezer; Montgomery Ward gas oven/range; Maytag Neptune auto washer & matching elec dryer; Maytag wringer/washer; 3-pc. blonde oak bedroom set w/bookcase headboard bed, 4-drawer chest & dresser w/mirror; 6-drawer lingerie chest; 2-pc. bedroom suite w/full-size bed & double dresser w/mirror; Curved-glass china cabinet; Lazy Boy recliner; Upright piano w/bench; Wooden bookshelves; Baker's rack; Blonde oak hutch; Dell computer, complete w/printer; 2 & 4-drawer file cabinets; Kenmore port. sewing machine; Wooden straight chairs; Round maple table w/4 matching chairs; Microwave cabinet; (2) Lingerie chests; Large asst. of Precious Moments; Double-door metal cabinet; Asst. of costume jewelry; Asst. of books & cookbooks; Blankets, bedding & linens; Asst. of puzzles & games; Large asst. of Christmas decorations; Modern 3-door glass-front hutch; Upright vacuum cleaners; Large asst. of craft & sewing items; Pots, pans, dishes & cookware; Drop-leaf table; Schwinn Air-Dyne exercise bike; Farm toys.

VEHICLES, STORAGE TRAILER, PORTABLE BUILDINGS, EQUIPMENT & TOOLS: 2000 Merc. Grand Marquis LS, 4D, full power, 133,000 miles; 1991 Ford Ranger PU, ext. cab, 4x4, auto, non-running; Strick 28' single-axle van trailer w/rollup rear door, for storage; 8'x12' port. storage building, on skids; 12'x20' wooden port. storage building, on skids; Vermeer pull-type 2-wheel hydraulic big bale mover; Foremost head gate; 3-pt. carryall; 2-bottom 3-pt. plow; (2) Bale rings; Asst. of farm equipment for scrap; Wagon running gear; 3-pt. 5' brush cutter; John Deere #30 pull-type lawn trailer; New pull-type lawn trailer, in box; 150-gal. fuel barrel & stand; Pipe gates; Asst. of tools incl. hoes, rakes, shovels, forks; Crosscut saws; Old hand corn sheller; Lawn Boy mower; Fence stretcher; Several toolboxes; Wood planes; Brace & bits; Pipe wrenches; Weedeater; Other hand tools.

AUCTIONEER'S NOTE: This is a multi-generation auction, with several pieces passed down from older family members. This will be an extremely large auction. Be sure & attend. Go to our website for pictures – www.almartinauctions.com.

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.

SOUTH OTTUMWA SAVINGS BANK, TRUSTEE
FOR THE LORRAINE GILROY TRUST
& THE GWEN HALL TRUST

Richard Gaumer, Attorney



AL MARTIN REAL ESTATE & AUCTION CO., INC.
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