

# REAL ESTATE AUCTION

## 6 ACRES M/L

### SATURDAY, DECEMBER 14, 2013 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 1638 S. MILNER, OTTUMWA, IOWA

**REAL ESTATE:** This property is located at the South edge of Ottumwa & consists of a 3-bedroom, bungalow-style home with full basement, eat-in kitchen, full bath & rear deck which overlooks large rear yard. Enclosed pole barn w/concrete floor, overhead door; plus other outbuildings. This 6-acre acreage has rural water and is on a paved road. 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.

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

## ROBERT E. BUCK, OWNER



*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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