

AUCTION

SUNDAY, DECEMBER 3, 2017 - 12:00 NOON

510 MER ROUGE, OTTUMWA, IOWA

Corner of Mer Rouge & E. Main Street

REAL ESTATE: This property consists of a 2-story, 4-bedroom dwelling, with large eat-in kitchen, over-sized living room and bedroom down. Upper level contains 3 large bedrooms and full bath. This dwelling has potential to be converted to a duplex. Full basement with gas forced-air heat, enclosed rear porch and open front porch. Also located on the property is a detached 2-car garage. This property is located on several lots, well over half an acre in size. If you are looking for a family home, with room to breathe, 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 & PERSONAL PROPERTY: Kenmore side-by-side refrigerator w/ bottom freezer, like new; Near new Whirlpool gas oven/range; Like new GE auto. washer; Roper elec. dryer; Kenmore 10 cu. ft. chest-type deep freeze; Hoover upright vacuum cleaner; 4-pc. bedroom suite incl. full-size bed, mattress & box springs, double dresser w/mirror, armoire chest & nightstand; Baker's rack; Quilt rack; Glider rocker w/matching ottoman; Large glass-front hutch; Wooden computer desk; lawn chairs; Oval dinette table w/4 chairs; Asst. of pots, pans, dishes, Corning Ware, & other kitchen items; Elec. grill; Small BBQ grill; Microwave cart; Shelving; Fans; Asst. of figurines; End tables; Hospital bed; Daybed; Wooden writing desk; Weider weight bench; Small Sentry safe; Yard swing; 24' alum. extension ladder; Wooden octagon picnic table; Fishing rods & reels; Hardware cabinets; Hoes, rakes & shovels; Wooden stepladder; Large wooden tool chest.

**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.

GWENDOLYN L. RICHARDS CONSERVATORSHIP, OWNER

Linda Mortlend, Conservator



*Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll*

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