

ESTATE AUCTION

SATURDAY, DECEMBER 3, 2016 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

615 - 4TH AVENUE EAST, OSKALOOSA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story, 2-bedroom home with large living room, formal dining area, eat-in kitchen plus pantry; full bath and hardwood floors throughout. Enclosed front & rear porches, with partial basement, gas forced-air heat & central air. If you are looking for an outstanding, well-maintained, older home, with newer roof, all new windows and situated on a corner lot with 2-car detached garage, be sure and give us a call 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 12:00 NOON

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

APPLIANCES, FURNITURE & ANTIQUES: Kelvinator no-frost refrigerator/freezer; Like New GE elec. oven/range; Small GE chest-type deep freeze; Near new Kenmore auto washer & matching elec. dryer; Dehumidifier; Sony 32" flat-screen TV; Near new brown microsuede loveseat sofa w/end recliners; (2) Matching brown upholstered Lazy Boy recliners, near new; Tan microsuede recliner; Beautiful 3-door, glass-shelf, lighted oak hutch, like new; Rust upholstered recliner; Drop-leaf dinette table w/6 cane straight chairs; Corner shelf; 3-pc. bedroom suite w/full-size bed, double dresser w/mirror & matching 4-drawer chest; Maple 3-drawer chest w/mirror; Wall mirrors; Glass-shelf curio cabinet; Floor & table lamps; Magazine rack; TV stand; 7-drawer kneehole desk; Gold upholstered swivel rocker; 2-pc. bedroom suite incl. full bed & double dresser w/mirror; Ornate, antique hand-carved writing desk; Antique square double-door china cabinet; (2) Antique marble-based floor lamps; Antique walnut oval end table; Antique square table; Round drum table; Antique square spool-leg occasional table; 4-gal. beehive stoneware jug; (2) 1-gal. stoneware jugs; Drop-leaf sewing table w/sewing machine; Several antique straight chairs; Antique Seth Thomas keywind mantle clock & kitchen clocks; Old Plymouth mantle clock; Sessions mantle clock; Old hand church bell; Large painted urn; Walking stick; Plant stand; Wooden school desk; Antique oil brass wall lamp; Several antique oil lamps & oil wall lamps w/holders; Antique hanging lamp w/shade; Old cider press; Painted double-door kitchen cabinet; (2) Old child's rockers; Old kerosene-fired barber's stove; Old stone commode; Rinse tub; Butter paddle; Old baskets; Quilt rack; Asst. of glassware incl. glasses, tumblers, dishes, old cake stand, pressed glassware; Large asst. of old dishes; Plant stand; Old framed Oskaloosa picture; Multi-drawer lingerie chest; Luggage; Asst. of blankets, bedding, linens, old quilts & afghans; Craft items; Pictures & frames incl. antique bubble glass deer picture; Formica-top dinette table w/4 chairs; Asst. of kitchen items incl. pots, pans, dishes, crockpots, Hamilton Beach microwave oven, cake pans, elec. skillet Club aluminum; Hoover upright vacuum cleaner; single-pedestal table; Wheelchair; Invalid commode; Walker; Wrought-iron frame park bench.

AUTOMOBILE, LAWN MOWER & TOOLS: 2012 GMC Terrain SLE, 4D, V6, auto, full power, w/9,100 actual miles. This car is like new, inside & out; Like new Craftsman 20" lawn mower; Toro snowblower; 6' alum. & fiberglass stepladders; Hoes, rakes, shovels; Saws; Trouble light; Old drawing knife; Drop cords; Saw horses; Other hand & garden tools; Fishing rods & reels.

**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.

MABEL ELLISON ESTATE, OWNER

Cynthia Wray & Ruby Jackson, Executors

Michael Broerman, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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www.almartinauction.net

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