

# ACREAGE AUCTION

## SATURDAY, DECEMBER 3, 2022 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 19055 COPPERHEAD ROAD, OTTUMWA, IOWA

Southwest of Ottumwa on Lake Road to Copperhead Road, then west 3 miles OR 2 miles East of Blakesburg, Iowa on Bluegrass Road approx. 2-1/2 miles to Copperhead Road, then Southeast 2-1/2 miles

Auction Signs Will Be Posted

**REAL ESTATE:** 3-bedroom, ranch-style home, built in 1976. Large living room, eat-in kitchen and full bath, on the main level. This home has a full, walk-out basement, containing two bedrooms with full bath, family room and utility area. 24'x30' garage, built in 1995, with full concrete floor, with large shop area. There is also a 26'x45' enclosed pole building, for equipment storage. This acreage is nearly 4 acres in size, with lots of timber. If you are looking for a property to update and personalize, this is it. Beautiful views, scenic location. Rural water. Ottumwa Community School District.

**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.

**BABY GRAND PIANO, ANTIQUES & HOUSEHOLD ITEMS:** Beautiful, outstanding Kimball baby grand piano w/bench; Frigidaire upright deep freeze; Maple multi drawer chest; Wooden bookshelves; Modern rolltop desk; (2) Wooden gun cabinets; Antique wooden chiffarobe; Computer desk; Old enamel wood-fired stove; Antique clothes drying rack; Wooden straight-back chairs; Double door wardrobe; Vintage metal baby stroller; Sugar bucket; Crockery bowls; Large wooden bowls; Roseville teapot; Old milk cans; Old school desk; Old iron pot; Old corn sheller; Old wooden boxes; Old wooden sled; Old electric train; Old girls bicycle; Pots, pans, dishes; Platform mixer; Tupperware; Sunbeam water dispenser; Pressure canner; Ice cream freezer; Gumball machine; Record albums incl. 45 rpms; Singer sewing machine; Pictures & frames; Component stereo; Extension cords; Lawn chairs & picnic coolers; Golf clubs; Bow & arrow; Fishing poles; 1-person sauna.

**SHOP TOOLS & EQUIPMENT:** Ryobi gas front tine tiller; Snapper snowblower; Large bench vise; Asst. of hydraulic jacks; Post-mount drill; Asst. of ladders, various sizes; Hand tools incl. end wrenches & sockets; Small tool boxes; Hose, rakes & shovels & forks; Post driver; Hydraulic cylinders; Port. air compressor; Old wooden pulleys; Old hay forks; Asst. of iron; Large asst. of lumber; Old forge; Squirrel-cage fan; Chain hoist; Double tree; Wooden buggy wheel.

**TRACTORS, BOATS, & SHEDS:** 1951 John Deere A, factory 3-pt, 13.6 x 38 tires; 16' fiberglass v-bottom boat w/Johnson 50hp outboard motor; Alum. canoe; Small two-wheel trailer; Old hay rack for parts; John Deere 990 two-row pull-type corn planter, w/check wire; Old 6' 3-pt blade; Old gas 3-wheeled golf cart, for parts; (2) Old Snapper mowers, for parts; 10'x20' port. shed, on skids; 10'x16' port. shed, on skids; 8'x8' port. shed, on skids.

**AUCTIONEER'S NOTE:** Be sure & attend this sale, with many unlisted items and special opportunity to purchase family home & acreage.

**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.*

## MARLIN A. WOOLLUMS TRUST, OWNER

South Ottumwa Savings Bank, Trustee

Paul Zingg, Attorney



**AL MARTIN REAL ESTATE & AUCTION CO., INC.**

**307 Church Street • Ottumwa, Iowa**

**641-682-5465**

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**www.almartinauctions.com**