

ESTATE AUCTION

SUNDAY, DECEMBER 6, 2015 12:00 NOON

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

5763 S. MADISON, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a single-story, single-bedroom home, with eat-in kitchen, living room plus full bath. This home has a 3/4 basement with near-new gas forced-air heat and newer roof. Situated on a half-acre lot, this home has 868 square feet, plus rear deck. There is a 26'x30' 2-car detached garage constructed in 1970. If you are looking for that cozy home on the edge of town, be sure and 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 PROMPTLY AT 1:00 PM

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Whirlpool refrigerator/freezer; Hot Point refrigerator/freezer; Amana elec. oven/range; Round dinette table w/4 chairs; Old flat-top trunk; 3-drawer serpentine-front antique dresser; Old claw-footed dresser w/mirror; Wooden picnic table; Wooden microwave cart; Asst. of pots, pans, dishes & kitchen items; Pressure canner; Lawn chairs; Metal cabinet; Asst. of hand tools incl. hammers, wrenches, saws; Bench grinder; Bench vise; circular saw; Shop vac; Small hydraulic floor jack; Toolboxes; Drop cords; Hoes, rakes & shovels.

**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.

MICHAEL O'NEIL ESTATE, OWNER

Patricia Spain, Executor

Pat Curran, Attorney



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

**307 Church Street
Ottumwa, Iowa
641-682-5465**

www.almartinauction.net

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