

# ESTATE AUCTION

## SATURDAY, DECEMBER 7, 2019 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

### 119 S. MILNER, OTTUMWA, IOWA

**REAL ESTATE:** This property consists of 2-bedroom, ranch-style home, with large living room, formal dining area, efficient kitchen with breakfast area; full bath, two spacious bedrooms & main floor laundry hookups. This home has a full basement with updated furnace & central air, electrical & plumbing. Handicapped accessible with rear deck & ramp. Located on a main traffic artery in South Ottumwa.

**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 & PERSONAL PROPERTY:** Like new Maytag refrigerator w/ bottom freezer; Amana elec. oven/range; Frigidaire auto. washer; Frigidaire elec. dryer; Sony 40" flat-screen TV; VCR; TV stand; Sony component stereo system w/AM/FM & CD player; Casio keyboard; Hammond chord organ; Round dinette table w/4 upholstered cane-back chairs; Brown tweed upholstered 2-cushion sofa w/end recliners; Floral upholstered 2-cushion sofa; Double dresser w/mirror & matching lingerie chest; Brass full-size bed w/mattress & box springs; (2) Double-door Rubbermaid cabinets; (2) 2-drawer file cabinets; Child's rocker; (2) Wooden glass-front double door curio cabinets; Large asst. of collector dolls; Toys; Christmas decorations; Small bell collection; Coffee table & end tables; Metal baker's rack; Eureka upright vacuum cleaner; Shark upright vacuum cleaner; Robot vacuum; Asst. of kitchen items incl. pots, pans, dishes, crockpot, coffeemaker, toaster, elec. skillet, silverware; Asst. of blankets, bedding, linens & towels; Patio furniture; Child's swingset; Motorized rough terrain elec. wheelchair; Invalid bed lift; Elec. hospital bed.

**TERMS: CASH/ GOOD**

**CHECK MASTERCARD/VISA**

**POSITIVE ID REQUIRED**

**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*

## VALERIE D. COBB ESTATE, OWNER

Jeri R. Coan, Executor

Box & Box, Attorneys



# AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street  
Ottumwa, Iowa  
641-682-5465

[www.almartinauction.net](http://www.almartinauction.net)

Find us on facebook at [AlMartinRealEstateAuctionCo](https://www.facebook.com/AlMartinRealEstateAuctionCo)