

# ESTATE AUCTION

**SATURDAY, DECEMBER 12, 2015 11:00 AM**

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

**1009 HAMILTON STREET, OTTUMWA, IOWA**

Just West of Evans Middle School  
Auction Signs Will Be Posted

**REAL ESTATE:** This property consists of a 2-bedroom dwelling, with large living room, eat-in kitchen & full bath. Full poured concrete basement, gas forced-air heat & central air. There is a large, covered rear patio & single-car garage, all located on a large, level lot measuring 68' wide x 127' in depth. This home is situated in a super South residential location, an excellent neighborhood, close to schools. Be sure and make an appointment to view 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 12:00 NOON**

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

**APPLIANCES, FURNITURE & HOUSEHOLD ITEMS:** Kelvinator refrigerator/freezer; Amana elec. oven/range; RCA 25" color port. TV; Blue upholstered 3-cushion sofa & matching 2-cushion loveseat; Turquoise upholstered swivel rocker; Maple desk; Full-size bed w/mattress & box springs, matching triple dresser w/mirror; Full-size bed w/mattress & box springs, double dresser w/mirror; Glass-top coffee table & matching glass-top end table; Hoover upright vacuum cleaner; Several table lamps; TV stand; Pictures & frames; Tower fan; Asst. of blankets, bedding & linens;

**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.*

**DANIEL WILSON ESTATE, OWNER**

Gina Haines, Executor      Box & Box, Attorneys



*Auctioneers:*

*Jim Kosman  
Roger Clingan  
Todd Carroll*

**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)