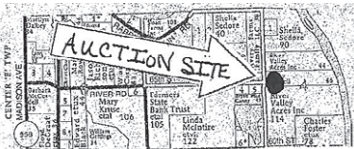


# REAL ESTATE AUCTION

## SATURDAY, DECEMBER 19, 2020 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
**6463 – 110TH AVENUE, OTTUMWA, IOWA**

OR 1-3/4 Miles East of the Intersection of U.S. Hwy. 63 & River Road OR From the Intersection of Hwy. 63 & River Road, at Christ Church, East on River Road to the stop sign. Then East on 65th Street to the property. Auction Signs Will Be Posted.



**REAL ESTATE:** This acreage consists of 1.29 acres, with 2-bedroom, ranch-style home, constructed in 1972. Full basement, all-electric home with 1-1/2 baths; metal roof & vinyl siding. This home would be an excellent fixer-upper. 40'x22' 3-car detached garage, constructed in 1995. Rural water. Ottumwa Schools. Close to town. If you are looking for that rehab project,

with good bones in an excellent location, be sure & 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 10:00 AM

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

*Announcements made day of sale take precedence over any advertising.*

**JERRY D. HANCOCK ESTATE, OWNER**

Richard Gaumer, Referee

Carly Schomaker, Attorney



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

307 Church Street • Ottumwa, Iowa

**641-682-5465**

Find us on Facebook at Al Martin Real Estate Co

[www.almartinauctions.com](http://www.almartinauctions.com)