

AUCTION

SATURDAY, DECEMBER 15, 2012 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

623 MORRIS STREET, OTTUMWA, IOWA

OR 1 Block east of the intersection of S. Milner & Morris Street

Auction Signs Will Be Posted

REAL ESTATE: This property consists of a 1 or 2-bedroom home, with large living room, eat-in kitchen, full bath, and enclosed front & rear porches. This home has gas heat and full basement and is situated on a corner lot measuring 48' wide x 131' in depth. Also located on the property is a single-car detached garage. If you are looking for that low-maintenance, efficient home, be sure and inspect this property.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty *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 10:00 AM

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

APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: Kenmore refrigerator/freezer; Holiday apartment-size gas oven/range; Whirlpool auto. washer & matching elec. dryer; GE port. dishwasher w/cutting board top; Sharp microwave; Dell computer, monitor & keyboard; Chord organ; Brown upholstered recliner; Blue upholstered swivel rocker; Blue upholstered 3-cushion sofa; Plaid upholstered 2-cushion hide-a-bed sofa; Full-size bed w/mattress & box springs; 6-drawer lingerie chest; (2) Matching 4-drawer chests; Wooden wardrobe; Glass top coffee table; Plant stands; Floor 7 table lamps; Asst. of pots, pans, dishes & other kitchen items; Metal wardrobe; Wooden 6-drawer cabinet; Pictures & frames; Fan & stand; Asst. of books; Luggage; Coffee & end tables; Black & Decker Hedge clippers; Antique square table. **CAR:** 2004 Dodge Intrepid, 4D, V6, SE model, auto, full power, approx. 80,000 miles.

AUCTIONEER'S NOTE: Don't forget, we will be selling the real estate on Morris Street FIRST at 10:00 am, followed by furniture, personal property & automobile.

**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.

MARY RUTH WARE, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

307 Church Street
Ottumwa, Iowa
641-682-5465

www.almartinauction.net