

# REAL ESTATE AUCTION

**SATURDAY, DECEMBER 17, 2016 10:00 AM**  
SALE TO BE CONDUCTED AT THE PROPERTY LOCATED  
**321 N. MARION, OTTUMWA, IOWA**

**REAL ESTATE:** This property consists of a 5-room, 2-bedroom, bungalow-style dwelling, with eat-in kitchen, over-sized living room, full bath, open front porch. Situated on two lots overlooking the City of Ottumwa.

**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.

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

**RICHARD A. REYNOLDS & CHARLOTTE UTTER, OWNERS**



*Auctioneers:*  
*Jim Kosman*  
*Roger Clingan*  
*Todd Carroll*

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

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

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