



ONLINE ONLY REAL ESTATE

AUCTION

BIDDING ENDS: THURSDAY, MARCH 25TH AT 1:00 PM

3015 AVENUE I, FT MADISON, IA



OPEN HOUSE
Thursday, March 11th
5:00 - 6:00 PM

BID YOUR PRICE ONLINE NOW!

Ramon D. Brown Estate- Seller

FraiseAuction.com



Corey Fraise, CAI
Auctioneer/Broker
319-470-0115



Daniel Fraise
Auctioneer/Broker
319-470-3183



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Dear Prospective Buyer:

Thank you for inquiring about another opportunity to purchase real estate at auction with Fraise Auction & Real Estate.

We have prepared the enclosed Property Information Packet in an effort to assist you in your due diligence prior to the auction. We hope that the enclosed information is useful, resourceful, and valuable while you develop your bidding strategy for this property.

As with any auction, prior to bidding, it is important that you read all of the available property information, you do your own research, and that you thoroughly understand the terms and conditions of the auction. Each auction can have its own set of terms depending upon the type of auction being conducted.

We also encourage you to attend one of the scheduled property inspections. The Open House for this property is scheduled on Thursday, March 11th, from 5:00PM to 6:00 PM.

If at any time you have a question about this property and/or the auction process, please call our office at 319-367-5744. Our objective is to help you answer all of your questions prior to the auction.

Good luck at the auction!

A handwritten signature in blue ink that reads "Corey D. Fraise".

Corey D. Fraise
Broker/ Auctioneer



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General Information

Property Information



Address	3015 Avenue I
City	Ft Madison
County	Lee
State	Iowa

Style	2 Story	Bedrooms	4 to 5
Year Built	1900	Total Baths	1 3/4
Sq. Ft.	1,816	Laundry	Main Floor
Lot Size	100'x130'	Water/Sewer	City
Foundation	Brick	Garages	Detached w/Shop
Basement	Half	HVAC	GFA Furnace w/CA
Roof	Asphalt Shingle	Hot Water Heater	Electric
Siding	Aluminum	Electrical	2 Meters (formerly a 2 family home)
Windows	Double Hung	Electrical	Alliant Energy \$87 & \$52/mo. avg
Floor Coverings	Carpet, Wood	Gas	Mid American \$80/mo avg
Assessed Value	\$66,000.00	Net Taxes	\$1,192.00



DISCLOSURE

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT: LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Address: 3015 Avenue I, Ft Madison, IA 52627

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

CB (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

CB (b) Records and Reports available to the Seller (check one below):

Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

_____ (c) Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).

_____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

_____ (e) Purchaser has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

CF (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

Christina S. Blist _____ 12-21-2020 _____
Seller Date Purchaser Date

Seller Date Purchaser Date

Corey D. Fraise _____ 12-21-2020 _____
Seller's Agent Date Purchaser's Agent Date

Special Provisions

- The property is selling subject to public road easements, utility easements and all other easements of record.
- The seller has no knowledge of radon in the housing and has no records or reports pertaining to radon in the housing.
- Seller shall not be obligated to furnish a survey.
- If, in the future, a site cleanup is required, it shall be the expense of the buyer.
- Buyers are not bidding contingent on financing or any other contingencies. All sales are final.
- The Property is being sold "As Is, Where Is".

Terms

Terms: \$5,000 earnest money deposit at the end of the auction with the remainder due on or before April 23, 2021. The Seller will provide a current abstract at their expense. Home sells "as is, where is". Sale is not contingent on Buyer's financing or any other contingencies.

Real Estate Taxes: Taxes will be prorated to the date of closing.

Closing: Closing will take place on or about April 23, 2021. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: At closing upon payment in full.

Disclaimer and Absence of Warranties: Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made, except the purchase agreement. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase.

The property is being sold on an "As Is, Where Is" basis and no warranty or representation concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. All lines drawn on maps and photos are approximate. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company.

Agency: Fraise Auction & Real Estate and their representatives are exclusive agents of the seller.

Special Terms: Fraise Auction & Real Estate will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should use the proxy-bidding feature and leave their maximum bid 24 hours before the auction concludes. Fraise Auction & Real Estate reserves the right to withdraw or re-catalog items in this auction.

This is a soft close auction. Any bid placed in the final 3 minutes of an auction results in the auction automatically extending an additional 3 minutes. The bidding will extend in 3 minute increments from the time the last bid is placed until there are no more bids and the lot sits idle for 3 minutes. Therefore, the auction will not close until all bidding parties are satisfied and no one can be outbid in the last seconds without having another opportunity to bid again.

RAMON D. BROWN— SELLER

Christina G. Blint—Executor

RL Fehseke of Fehseke & Gray Law Office— Attorney for the Seller



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Fraise Auction & Real Estate



We offer a wide range of services to assist our clients in any situation:

- Realtor® services—including listing properties and representing buyers in the transfer of residential, commercial or agricultural land
- Real Estate Auction services—including the sale of homes, acreages, commercial property, and agricultural land
- 1031 Exchange assistance
- Personal Property Auction services—including Estate Auctions, Business Liquidations, Antique & Collectible Auctions, Machinery & Equipment Sales and more.
- Broker Price Opinions
- Personal Property Appraisals

We use industry leading practices to assure that the service we provide our clients is second to none.

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