



ONLINE ONLY REAL ESTATE

AUCTION

BIDDING ENDS: THURSDAY, JAN. 13TH AT 10:00 AM

201 W Shepherd, Danville, IA

ALSO SELLING ANTIQUE & MODERN FURNITURE - APPLIANCES



OPEN HOUSE
Thursday, Dec. 30th
5:00 - 6:00 PM

BID YOUR PRICE ONLINE NOW!

RUSSELL & JACKIE HILL- SELLERS

FraiseAuction.com



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Auctioneer/Broker
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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, December 30th 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



Innovative Marketing. Exceptional Results



Special Provisions

3,200 sq. ft. Commercial Building

- Newer vinyl replacement windows
- Show room areas, Restroom, Rear storage/ workshop
- Assessed Value: \$29,800 Annual Property Taxes: \$614.00
- The property is selling subject to public road easements, utility easements and all other easements of record.
- 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".
- There appears to be mold and/or mildew present on the ceiling and walls in some areas.

Terms

Terms: \$7,500 earnest money deposit at the end of the auction with the remainder due on or before February 13, 2022. The Seller will provide a current abstract at their expense. Real Estate sells "as is, where is". Sale is not contingent on Buyer's financing or any other contingencies. Real estate sells subject to Seller's confirmation.

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

Closing: Closing will take place on or about February 13, 2022. 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

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

NO Real Estate Buyers Premium

HILLS USED FURNITURE

Russell & Jackie Hill - Owners

Seleta Bainter of Bainter & Thomas – Attorney for Seller

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.



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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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