



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 10:30 AM

Highlights Include:

SEWING/QUILTING

- APQS Millennium longarm quilting machine
- Vintage & modern quilts
- Bolts of material
- Misc. sewing notions

ANTIQUES/PRIMITIVES

- Large walnut B.B. Hesse tailoring mirror
- Nice selection of walnut furniture including china cupboards, wardrobes, side tables; oak wall phone, wall & mantle clocks and other primitives. Also selling many ornate framed pictures & prints
- Stoneware crocks & jugs
- Assorted glassware & china

ACREAGE EQUIPMENT, JOHN DEERE GATOR & TRAILER

- John Deere 2025R compact utility tractor w/loader & mower deck
- John Deere 3pt. blade & weight box
- John Deere XUV590I Gator
- John Deere snow blower
- AgriFab chip-N-vac
- Forest King 22T log splitter
- John Deere lawn sweep & #80 lawn cart
- Husqvarna rear tine garden tiller
- Gas string trimmers & leaf blower
- Like new 7 X 12 single axle utility trailer w/ramp gate

FORD DUALY, AUTOMOTIVE LIFT, MECHANICS TOOLS, ETC.

- 1995 Ford F350 XLT dually pickup, 126, xxx miles, salvaged title
- Atlas 10,000lbs 2-post car lift
- Snap On tool chest & others
- Lrg. assortment of mechanics tools including Snap On & others
- Miller Millermatic 200 MiG welder
- Small portable sandblaster
- Walker engine hoist
- Acetylene cutting torch
- Lrg. selection of electric & battery-operated power tools

APPLIANCES, MODERN FURNITURE & HOUSEHOLD

- LG washer & matching dryer
- Small chest type freezers
- Living room & bedroom furniture. Also, Amish made oak dining table & chairs
- Usual household goods, etc.
- Long guns, handguns, ammunition and gun safe (All Federal firearms laws will be strictly enforced)

Pickup/Removal of Personal Property: Saturday, February 12th from 9AM – 2PM (Bring your own help & boxes for removal). Buyer's Premium of 15% will be added to all personal property purchases! All personal property sells "as is, where is". All items must be removed during the designated pickup time – NO EXCEPTIONS or will otherwise be subject to forfeiture without refund!!

More Photos
FraiseAuction.com

ONLINE ONLY AUCTION

Open House
Sunday, Jan. 30th
1:00 - 3:00 PM



Bidding Ends: Thursday, Feb. 10th, 2022 at 10:00 AM

21937 Marion St, Keosauqua, Iowa

1.72± Acres with a Home, Shop & 4 Car Garage

HOME DETAILS

- Historic brick 2-story home built in 1854
- Remodeled kitchen w/granite countertops, exposed brick wall w/wood fireplace & bustle oven, walk in pantry and stainless appliances
- Other main floor features include dining room, living room w/fireplace, full bath w/walk -in tub, rear enclosed porch and front foyer.
- 2nd floor includes 2 bedrooms, remodeled full bath w/laundry and den.
- Partial basement w/both wood burning and gas forced air furnaces
- Upstairs balcony
- Front deck and rear wraparound deck w/handicap ramp

ACREAGE & GARAGE DETAILS

- 1.72 acres
- Chain linked fenced area
- Historic brick summer kitchen
- Septic system & Rathbun Rural Water
- 1,000-gallon LP tank
- Historic 1800's Carriage House (currently used as a quilting shop) with heat & air
- 36'X64' 4 stall garage built in 2015 (attached to Carriage House with matching brick facade) partially finished, first two stalls have ductwork for heat & air. Attached lean to on the backside for lawn & garden storage.



Register & Bid Now at FraiseAuction.com

Corey & Carrie Fraise
319-470-0115 or
319-371-5638



Fraise Auction & Real Estate
2311 Avenue L, Suite 1
Fort Maison, IA 52627
319-367-5744



More Photos
at FraiseAuction.com



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.

Terms: \$15,000 earnest money deposit due at the end of the auction with the remainder due on or before March 10, 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. Sale is subject to Seller's confirmation.

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

Septic System: Seller shall inspect and make any repairs or replacements as required by Iowa Time of Transfer law, prior to closing.

LP Tank: 1,000-gallon LP tank is rented. Buyer shall reimburse Seller at closing for remaining LP at that day's market price.

Closing: Closing will take place on or before March 10, 2022. The balance of the purchase price will be payable at closing by guaranteed check or wire transfer.

Possession: At closing upon payment in full.

Inclusions: Window treatments, major kitchen appliances, freezer and metal shelving in basement, stairlift to basement, firewood, tin sheeting in garage and any remaining items at the time of closing.

Reservations: Washer & dryer, upstairs stairlift, unattached workbenches in garage and all other personal property.

No Real Estate Buyers Premium!

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.

PATRICIA McLELAND & JAMES McLELAND ESTATE – SELLERS
Law Office of Laura Krehbiel– Attorney for Seller

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Bid Now at FraiseAuction.com