



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 10:30 AM

Highlights Include:

- Very nice selection of Broyhill, Thomasville & other name brand modern furniture
- Nice selection of appliances including Maytag refrigerator w/French doors, gas self-cleaning oven, washing machine & electric dryer
- Gold and silver jewelry
- Usual pots, pans, baking dishes, flatware, bedding, etc.
- Glassware & collectibles
- Home décor
- Christmas decorations

More Photos
FraiseAuction.com

Pickup/Removal of Personal Property:

Friday, February 18th from 3PM – 6PM. Buyers 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!!



ONLINE ONLY AUCTION

Bidding Ends: Wed., Feb. 16th, 2022 at 10:00 AM



Open House
Wed., Feb. 2nd
5:00 - 6:00 PM

624 Morningside Drive, Burlington, IA

3 Bedroom Ranch Style Home with Walk Out Basement & Garage

Well maintained ranch style home with full, partially finished walkout basement and 2 car attached garage located in a desirable neighborhood. Features include 3 bedrooms, eat-in kitchen w/updated maple cabinets, dining/living rooms, full bath w/updated cabinets, enclosed breezeway from home to garage and rear enclosed sunroom. Full walkout basement features, storage & utility rooms, ¾ bath, family room and has potential for 4th bedroom. This home has an amazing amount of storage closets and cabinets throughout.



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





Property Information



Address	624 Morningside		
City	Burlington		
County	Des Moines		
State	Iowa		
Style	Ranch	Bedrooms	3
Year Built	1961	Total Baths	1 3/4
Sq. Ft.	1,176	Basement	Full, Partially Finished, Walk Out
Lot Size	78x100	Washer/Dryer Hookups	Basement
Garage	2 Car Attached	Electric	100 amp Breakers
Foundation	Poured concrete	Floor Coverings	Carpet, Vinyl
Patio	Rear Screen Porch	Hot Water Heater	Gas
Roof	Architectural shingle	Heating System	Lennox Pulse 21 GFA
Siding	Vinyl	Air Conditioning	Central
Windows	Double hung	School District	Burlington Comm. Schools
Assessed Value	\$116,300	Net Property Taxes	\$2,354



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: \$10,000 earnest money deposit due at the end of the auction with the remainder due on or before March 16, 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.

Reservations: Seller reserves all personal property including gas stove, refrigerators, washing machine and dryer.

Inclusions: Upright piano and window treatments. Also, Buyer accepts remaining personal property, if any, at closing.

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

Closing: Closing will take place on or before March 16, 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.

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.

MARILYN McCrory ESTATE – SELLER
Eric McCrory & John McCrory – Co-Executors
James Miller of Cray Law Firm – Attorney for Seller

Bid Now at FraiseAuction.com

