



ONLINE ONLY

AUCTION

Bidding Ends: Thurs., March 3rd, 2022 at 1:00 PM

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 at the end of the auction with the remainder due on or before April 7, 2022. 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 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 April 7, 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.

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.

GEORGE "JUNIOR" MEHAFFY ESTATE - SELLER

BJ Jahn of Aspelmeier Law Firm – Attorney for Seller



Open House
Thurs., Feb. 17th
5:00 - 6:00 PM

139 Maple Drive, Mediapolis, IA 3 Bedroom Ranch Style Home with Attached Garage

Three bedroom ranch style home located in a desirable neighborhood! Lovely home with 1,144 sq. ft. of main floor living area & full, partially finished basement. The main floor features living and dining rooms, kitchen with main floor laundry, 3 bedrooms and 1 ¼ baths. Attached 2 car garage, newer metal roof, maintenance free vinyl siding and more!



Register & Bid Now at [FraiseAuction.com](https://www.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	139 Maple Drive
City	Mediapolis
County	Des Moines
State	Iowa

Style	Ranch	Bedrooms	3
Year Built	1975	Total Baths	1 1/4
Sq. Ft.	1,144	Basement	Full, Partially Finished
Lot Size	80x160	Washer/Dryer Hookups	Kitchen
Garage	2 Car Attached	Electric	200 amp Service Panel
Foundation	Poured concrete	Hot Water Heater	Electric Richmond 50 gallon
Roof	Metal	Heating System	Electric Radiant Heat
Siding	Vinyl	Air Conditioning	Ruud Central Air
Windows	Double hung	School District	Mediapolis Schools
Assessed Value	\$101,500	Net Property Taxes	\$1,610



Bid Now at FraiseAuction.com