

Bidding Ends: Wed., Sept. 14th, 2022 at 1:00 PM

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Open House
Wed., Aug. 31st
5:00 - 6:00 PM

724 S. Leebrick St., Burlington, IA
3 Bedroom, 1 1/2 Bath Home with 2 Car Garage

1 1/2 story brick home with new metal roof and detached 2 car garage selling at Absolute Auction. Home features 1,304 sq. ft. of living area and features large living room & dining room w/ hardwood floors, main floor bedroom, eat in kitchen and 1/2 bath. There are 2 additional upstairs bedrooms and full bath. Other features are covered front porch, enclosed side porch, plus an enclosed lean to on the backside of the home w/roll up door for motorcycle/lawn mower storage. The home also, has a full basement, updated Amana GFA furnace with central air and several vinyl replacement windows.



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



Property Information



Address	724 S. Leebrick Street
City	Burlington
County	Des Moines
State	Iowa
Style	1 1/2 Story
Year Built	1868
Sq. Ft.	1,304
Lot Size	39x213
Garage	22x28 Detached
Foundation	Stone
Porch/deck	Open Front
Roof	Metal
Exterior Material	Brick & Vinyl
Windows	Double Hung
Assessed Value	\$33,700
Net Taxes	\$686
Bedrooms	3
Total Baths	1 1/2
Basement	Full - Unfinished
Washer/Dryer Hookups	Kitchen
Electric	100 Amp Breaker Panel
Floor Coverings	Hardwood and Vinyl
Hot Water Heater	Gas 40 gal.
Heating System	Amana Gas Forced Air
Air Conditioning	Central
Electric Provider	Alliant \$72/mo. Average
Gas Provider	Alliant \$51/mo. Average
School District	Burlington, Community Schools



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: \$7,500 earnest money deposit due at the end of the auction with the remainder due on or before October 14, 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. Buyer accepts any remaining personal property.

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

Closing: Closing will take place on or before October 14, 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!

Registration: Visit www.fraiseauction.com to register and bid today!

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.

PILOT GROVE SAVINGS BANK – SELLER
BJ Jahn Attorney for Seller



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