



# ONLINE ONLY AUCTION

Bidding Ends: Fri., Nov. 18th, 2022 at 1:00 PM

More Photos  
FraiseAuction.com



## 1906 Avenue F, Ft Madison, IA 2 Bedroom, 1 Bath Home with Detached Garage

Spacious 2 bedroom home with over 1,100 sq. ft. of living area. Features large living room, eat-in kitchen, main floor laundry, full bath w/walk-in tub, open front porch, rear enclosed porch and partial basement. Home has updated roof, 200-amp electrical panel, Carrier heat pump and central AC. Also, includes utility shed w/attached car port and large 16X24 single car garage.



Register & Bid Now at [FraiseAuction.com](https://FraiseAuction.com)

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



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







## Property Information



Address	1906 Avenue F
City	Ft Madison
County	Lee
State	Iowa
Bedrooms	2
Total Baths	1
Basement	1/4 - unfinished
Washer/Dryer Hookups	Main Floor
Electric	Breaker Panel
Floor Coverings	Hardwood and Vinyl
Hot Water Heater	Electric
Heating System	Newer Carrier Heat Pump
Air Conditioning	Central
Electric Provider	Alliant Energy
School District	Ft Madison 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:** \$5,000 earnest money deposit due at the end of the auction with the remainder due on or before December 19, 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.

**Closing:** Closing will take place on or before December 19, 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](http://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**

**Bid Now at [FraiseAuction.com](http://FraiseAuction.com)**

