

ONLY AUCTION



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

S pacious 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.



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





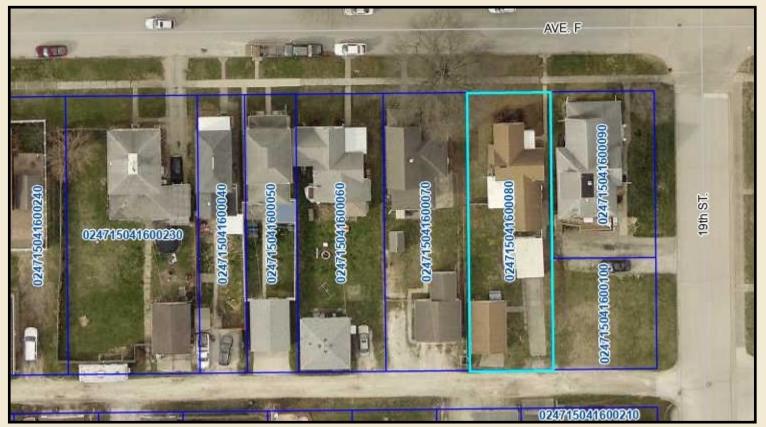






Fraise Auction & Real Estate 2311 Avenue L, Suite 1 Fort Maison, IA 52627 319-367-5744

Property Information			
		Address	1906 Avenue F
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		County	Lee
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Style	1 Story	Bedrooms	2
Year Built	1900	Total Baths	1
Sq. Ft.	1,114	Basement	1/4 - unfinished
Lot Size	44x145	Washer/Dryer Hookups	Main Floor
Garage	16x24 Detached	Electric	Breaker Panel
Foundation	Limestone	Floor Coverings	Hardwood and Vinyl
Porch/deck	Open Front	Hot Water Heater	Electric
Roof	Architectural Shingle	Heating System	Newer Carrier Heat Pump
Exterior Material	Vinyl Siding	Air Conditioning	Central
Assessed Value	\$31,950	Electric Provider	Alliant Energy
Net Taxes	\$632	School District	Ft Madison Community Schools





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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 <u>www.fraiseauction.com</u> 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 proxybidding 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 biding 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