



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 10:30 AM

ONLINE ONLY AUCTION

More Photos
FraiseAuction.com

Highlights Include:

- 2019 Chevy Colorado LT pickup w/8,861 miles
- 2014 Chevy Cruze LT sedan w/73,389 miles
- 2006 Chevy Equinox AWD SUV w/95158 miles (Texas vehicle – No Rust!)
- 2014 Harley Davidson Ultra Glide Trike w/4,324 miles
- 2009 Harley Davidson FXST Softail motorcycle w/4,548 miles
- 1948 Chevy pickup (partially restored)
- Bobcat 7753 diesel skid steer
- Big Tex motorcycle trailer
- (7) antique hit and miss gas engines
- Bad Boy Maverick 60" zero-turn mower w/101 hours
- Nice selection of wood working equipment & power tools
- Toolboxes, lrg. selection of hand tools, air tools, etc.
- Shop equipment to include welders, acetylene cutting torch, air compressors, drill press, metal brake, floor jacks, hydraulic shop press, sand blasting cabinet, parts washer, engine hoist, ladders, etc.
- Masonite siding, dimensional lumber and sheetrock
- Metal desks, costume jewelry and misc. glassware & collectibles
- 500 and 1,000 gallon LP tanks

Pickup/Removal of Personal Property: Friday, February 24th from 10AM – 1PM (Bring your own help & boxes for removal). Buyer's 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!!



Bidding Ends: Wed., Feb. 22nd, 2023 at 10:00 AM



Open House
Sat., Feb. 4th
9:00 - 10:30 AM

2490 260th St, New London, IA 1.74 Acres with Heated Shop

The Henderson real estate is ideally located 1.5 miles West of New London on a hard surfaced road and contains 1.74 acres of land. It is improved with a fully insulated and heated 28' x 75' shop/warehouse with concrete floor, vehicle service pit and (2) 14' x 14' overhead doors. There is also a 19' x 64' open front pole building that's great for equipment storage. Additionally, there are 2 billboards on the property that generate annual income. Current owner prior to his passing used the main building for his personal storage/shop and was in the process of framing a portion of it into livable space to accommodate 3 bedrooms and 2 baths. However, the work has not been entirely completed and changes can easily be made. Previously the real estate and its improvements were used for a landscaping business.



Register & Bid Now at FraiseAuction.com



Corey Fraise
319-470-0115



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





Assessed Value: \$63,050

Property Taxes: \$1,138

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: \$15,000 earnest money deposit due at the end of the auction with the remainder due on or before March 22, 2023. 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.

Survey: Seller shall not be obligated to perform a survey of the real estate.

Septic System: Because this is an Estate Sale, Seller is exempt from the Time of Transfer Septic Law.

Billboard Lease: Annual rent of \$1,540 will be prorated to the date of possession.

Reservations: Seller reserves all personal property including building materials, 500 gallon LP tank and 1,000 gallon LP tank.

Inclusions: Generac home generator system, built in workbenches and shelving units and any remaining personal property at the time of closing

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

Closing: Closing will take place on or about March 22, 2023. 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.

MICHAEL L. HENDERSON ESTATE – SELLER

Nancy L. Wolfe – Executor

Paul Miller of Miller & Wiegel Law Office

114 E Monroe St. # 102, Mount Pleasant, Iowa – Attorney for Seller