



# PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

## Highlights Include:

- 1999 Buick LeSabre w/105,883 miles, good running condition
- Alumakit 11'8" boat
- Very nice selection of modern furniture including dining table & chairs;; recliners; sofa; swivel rockers, floor & table lamps; bedroom sets; dressers; office chair & computer desk; end tables; bookcases; file cabinets; sewing machine, Smart TV's and video electronics; floor safe.
- Whirlpool washing machine & electric dryer
- Whirlpool and Frigidaire refrigerators
- Frigidaire smooth top self-cleaning elec. oven
- Kenmore upright freezer
- Patio furniture
- AT&SF railroad collectibles including lamps, keys, playing cards, matches, belt buckles, stationary, literature, hats, calendars, pins, etc.
- Costume jewelry. Also, pocket watches and Sheaffer Pen years of service pins
- Comic books and children's books
- Wagner & Griswold cast iron skillets
- Western 10 gallon crock
- Vintage and beautiful slag glass parlor lamp
- Schlitz fireworks beer sign & Pabst Blue Ribbon wildlife mirror
- Vintage radios, typewriters, clocks, etc.
- New & vintage train sets
- Christmas & other holiday decorations
- P. Buckley Moss prints & others
- Ducks Unlimited Jim Bean whiskey decanters
- Collection of Wendell Sheerman hand carved duck decoys
- Usual pots, pans, flatware, baking dishes, etc.
- Lawn mower, elec. Toro snow blower, hand tools, power tools & ladders

**Pickup/Removal of Personal Property:** Friday, January 20<sup>th</sup> from 3:00PM – 6:00PM. 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!!

**More Photos**  
**FraiseAuction.com**



# ONLINE ONLY AUCTION

Bidding Ends: Wed., Jan. 18th, 2023 at 10:00 AM



**Open House**  
Wed., Jan. 4th  
4:30 - 6:00 PM

**2502 Ave C, Ft Madison, IA**  
**3 Bedroom, 1 3/4 Bath Home with Detached 24x28 Garage**

Well-maintained 3-bedroom home with full basement and situated on a large lot with 24'x28' 2-car garage. Home features large open kitchen with dining area, living room, 3 main floor bedrooms & full bath. The full useable basement features laundry, enclosed shower and lots of storage/workshop area. Also, there is a large screened in porch. Updates include vinyl siding and vinyl replacement windows throughout, new central air unit 2016 and electric 50 gallon water heater 2018.



**Register & Bid Now at 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



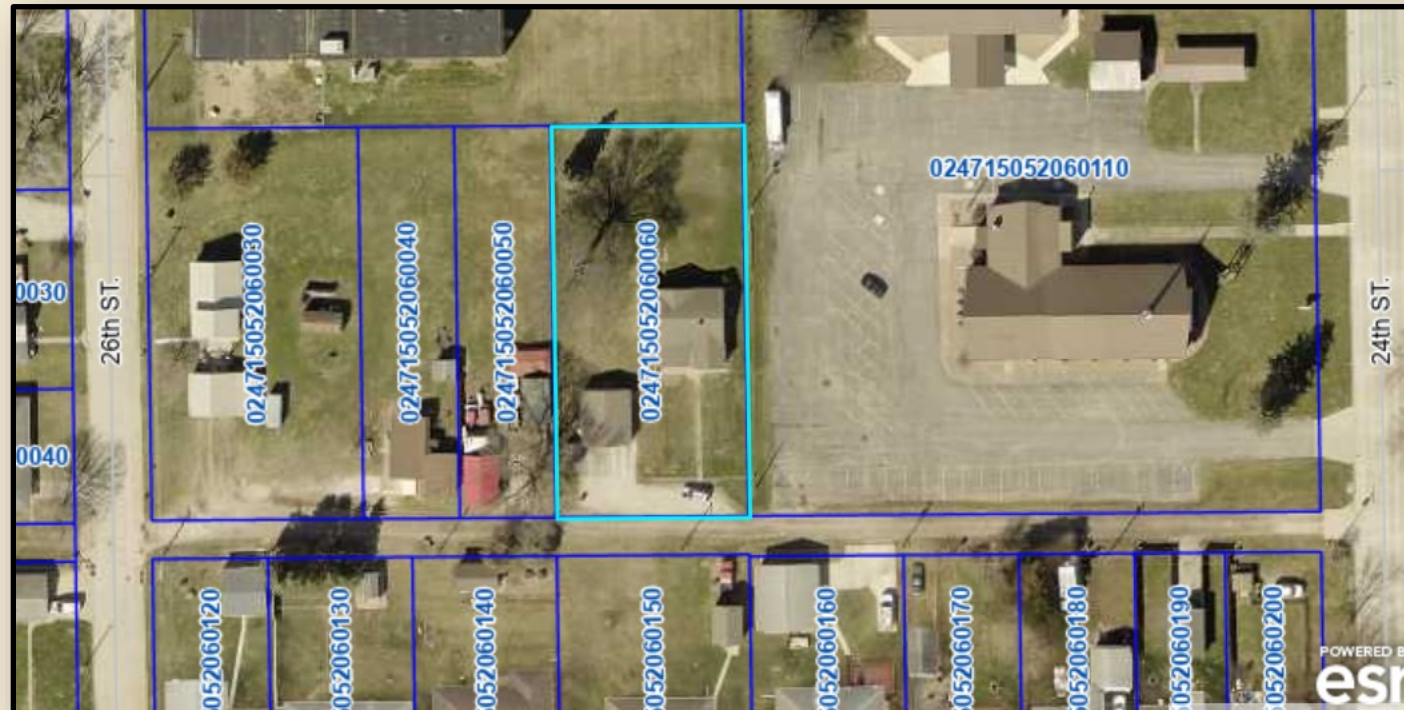




## Property Information



<b>Address</b>	<b>2502 Avenue C</b>
<b>City</b>	<b>Ft Madison</b>
<b>County</b>	<b>Lee</b>
<b>State</b>	<b>Iowa</b>
<b>Style</b>	<b>1 Story</b>
<b>Year Built</b>	<b>1953</b>
<b>Sq. Ft.</b>	<b>1,096</b>
<b>Lot Size</b>	<b>100x204</b>
<b>Garage</b>	<b>2 car detached</b>
<b>Foundation</b>	<b>Concrete/C Block</b>
<b>Porch/deck</b>	<b>Enclosed Screened</b>
<b>Roof</b>	<b>Composition Shingle</b>
<b>Exterior Material</b>	<b>Vinyl</b>
<b>Windows</b>	<b>Vinyl Replacement</b>
<b>Assessed Value</b>	<b>\$76,410</b>
<b>Net Taxes</b>	<b>\$1,266</b>
<b>Bedrooms</b>	<b>3</b>
<b>Total Baths</b>	<b>1 3/4</b>
<b>Basement</b>	<b>Full Usable Basement</b>
<b>Washer/Dryer Hookups</b>	<b>Basement</b>
<b>Electric</b>	<b>150 amp Breaker Panel</b>
<b>Floor Coverings</b>	<b>Carpet</b>
<b>Hot Water Heater</b>	<b>50 Gallon Electric</b>
<b>Heating System</b>	<b>Bryant Gas Forced Air</b>
<b>Air Conditioning</b>	<b>Central Air</b>
<b>Electric Provider</b>	<b>Alliant Energy \$85.44/mo avg</b>
<b>Gas Provider</b>	<b>MidAmerican \$53/mo avg</b>
<b>School District</b>	<b>Ft Madison Comm. Schools</b>



### 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 February 17, 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.

**Reservations:** Washer/dryer, elec. stove, refrigerators, dehumidifier and vinyl utility shed.

**Inclusions:** Window treatments, dishwasher, range hood, basement metal shelving and workbenches, garage workbenches and any remaining items at the time of closing.

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

**Closing:** Closing will take place on or before February 17, 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](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.

**ELIZABETH KUHJUEGEN ESTATE – SELLER**  
**Richard Kuhljuergen & Ronald Kuhljuergen – Co Executors**

**Richard Fehseke Jr. of Fehseke & Gray Law Offices - Attorney for Seller**



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