



ONLINE ONLY

AUCTION

Bidding Ends: Wed., Feb. 15th, 2023 at 1:00 PM

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 March 15, 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.

Inclusions: With the exception of vehicles and bags of Sakrete concrete mix, all other personal property, debris and building materials will remain with the property.

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

Closing: Closing will take place on or before March 15, 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!

BID NOW!
FraiseAuction.com



Open House
Wed., Feb. 1st
4:00 - 5:00 PM

1331 Avenue E, Ft Madison, IA
4 Bedroom Home with Garage

ROBERT J. STEFFENSMEIER ESTATE - SELLER
Cindy F. Sharpe, Vice President Trust Office of Two Rivers Bank & Trust - Executor for Seller
David Beckman of Beckman Law Offices - Attorney

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.

Diamond in the rough! Great central location! Tons of possibilities! Spacious 1 1/2 story brick home with 1,629 sq. ft. Main floor bedroom, full bath and laundry room, plus an additional 3 bedrooms upstairs and full bath. Full basement with newer furnace and water heater. Enclosed rear porch, rear deck and detached 2 car garage. Owner was in the process of remodeling prior to his death. Many new replacement windows and added insulation throughout. Many new building materials yet to be installed will remain.



Register & Bid Now at FraiseAuction.com

Corey Fraise
319-470-0115




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





Property Information

	Address	1331 Avenue E	
	City	Ft Madison	
	County	Lee	
	State	Iowa	
Style	1 1/2 Story	Bedrooms	4
Year Built	1879	Total Baths	2
Sq. Ft.	1,629	Basement	Full - unfinished
Lot Size	50x145	Washer/Dryer Hookups	Main Floor
Garage	24x30 Detached	Electric	Breaker Panel
Foundation	Stone	Floor Coverings	Hardwood, vinyl, carpet
Porch/deck	Rear Porch & Deck	Hot Water Heater	Newer Gas
Roof	Asphalt Shingle	Heating System	Gas Forced Air
Exterior Material	Brick	Air Conditioning	Window
Assessed Value	\$31,190	Electric Provider	Alliant Energy- \$85/mo. Avg.
Net Taxes	\$440	Gas Provider	MidAmerican - \$78/mo. Avg.

