

**Bidding Ends: Wed., April 26th, 2023 at 10:00 AM**

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**Highlights Include:**

- (3) TQ midget race cars
- Also selling misc. TQ midget race car parts, tires, rims, tooling & accessories
- Lots of Crosley & others engines, misc. car parts & scrap iron
- 1951 Chevy 5-window body (purchased from TX), resting on a Chevy S10 Chassis – not title
- 1979 Ford Camper – scrap but has rebuilt transmission & 460 bored out engine
- 1968 Massey Ferguson 165 gas tractor w/loader
- Ford 8N tractor & 11.2-28 tractor tire chains
- 3pt. finish mower & 3pt. brush mower
- John Deere 2-bottom plow
- John Deere parts mowers
- Portable concrete mixer
- Vintage motorcycle frames & parts bikes
- (2) Car parts – 3 weeks for removal
- (2) 40' storage containers – 3 weeks for removal
- Enco 110-2033 precision bench lathe
- Grizzly 30-ton shop press
- Atlas bench top lathe & small portable metal cutting table lathe
- Drill press, Marquette 220v stick welder, small machinists' vises, #76 pipe vise & Van Norma valve grinder
- Direct Lift 2-post 8,000lb automotive lift – 3 weeks for removal
- Cub Cadet LX riding mower w/150 hrs.
- Hand & power tools
- Frigidaire stackable washer & dryer, Frigidaire refrigerator & Hotpoint elec. stove
- Bedroom furniture, cedar chest & console sewing machines
- Christmas decorations
- Pots, pans, flatware, canning jars, etc.
- Sheaffer Pen White Dot pens & 10k gold years of service necklace
- Vintage radios, cameras & movie projectors
- Antique Leopold office desk
- Primitive laundry bench, wood boxes & crates
- Cannondale & Genesis alum. bikes

**Pickup/Removal of Personal Property:** Friday, April 28<sup>th</sup> from 8:00 AM – 12:00 Noon. Buyer's Premium of 15% will be added to all personal property purchases! All personal property sells "as is, where is". All items (unless stated otherwise) must be picked up during the designated pickup time or will otherwise be forfeited without refund – NO EXCEPTIONS!



**235th Ave**

**2470 235th Ave, Donnellson, IA**  
**10.66± Acres with Home & Bldgs**

**ACREAGE DETAILS**

- 10.66± acres
- Timber for hunting and open land to fence for livestock
- Detached 1 car garage
- 20' X 28' insulated and heated shop
- 16' X 30' pole barn w/10' X 18' lean to
- Rathbun Rural Water services the home & there are 2 wells
- Septic system
- Net real estate taxes = \$1,544.00

**HOME DETAILS**

- Ranch style home built in 1971
- 1,248 sq. ft. of living area
- 3 bedrooms and 1 ¾ baths
- Storage closets throughout
- Full partially finished basement with kitchenette (1,248 sq. ft.)
- Carrier gas forced air furnace with central air
- Updated architectural shingled roof



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

**Corey Fraise**  
**319-470-0115**





More Photos  
FraiseAuction.com



**Assessed Value: \$176,060**  
**Property Taxes: \$1,544**

### 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 May 26, 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.

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

**Survey:** Seller shall not be obligated to furnish a survey.

**Septic System:** Any septic inspections and or updates to be paid by the Buyer.

**LP Tank:** 500 gallon LP tank is rented from B&B gas. Buyer to reimburse Seller at closing for any remaining LP at that days market price.

**Reservations:** Seller reserves appliances, semi storage containers, car ports, automotive lift and any personal property

**Inclusions:** Sale will include basement freezer, attached shelving and workbenches and any remaining unsold personal property and debris in buildings and on grounds at the time of closing.

**Closing:** Closing will take place on or before May 26, 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.

**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.

**WILLIAM B. ROXLAU – SELLER**

**Gregory Johnson of Johnson Law Office – Attorney for Seller**

**Bid Now at FraiseAuction.com**