



# PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 10:30 AM

## PAINTER'S EQUIPMENT, TRUCK & TRAILERS

- Jobsite box, scaffolding section, fiberglass & aluminum extension ladders & step ladders
- Cans & buckets of new and partial paints (mostly white) and dry-wall texture. Also new & partial cans of varnishes
- Painter's door stands and dollies
- Multiple commercial paint sprayers
- Drill press, Rigid 10" commercial table saw, band saw, miter saw, board stand, sanders, drills, angle grinders and misc. hand tools
- 2003 Ford F150 pickup
- 2004 Haulmark 7' X16' cargo trailer w/ramp door
- 6' X 10' single axle trailer w/ramp & ladder rack

## GENERATOR, LAWN & GARDEN

- Honda EX 4500 generator
- Cub Cadet 1641 & John Deere 345 riding mowers
- DR walk behind trimmer/mower
- Troy Bilt rear tine garden tiller
- 30" & 42" lawn sweeps
- Troy Bilt chipper/vac & tilt bed lawn carts
- String trimmer, Stihl BGA 45 leaf blower & McCullough chainsaw
- Shovels, rakes, flowerpots, garden décor, live animal traps, plus much more!

## HAM Radio & Electronics

James Bailey was a long-time amateur radio operator WØYWP, with an ARRL level 3. He has a very extensive collection of HAM radio equipment, accessories, etc. that will be selling as a single lot.

## APPLIANCES, MODERN FURNISHINGS & COLLECTIBLES

- Refrigerator, washer, elec. dryer & freezer
- Sofa, recliners, entertainment center, TV, dining table & chairs, dressers, beds, storage shelves & cabinets, etc.
- Larry Zach & John Eberhardt signed wildlife prints
- Vintage Fireking & Pyrex bowls
- Usual flatware, utensils, pots, pans, baking dishes, countertop appliances, etc.
- Griswold & Wagner cast iron skillets
- Cast iron banks, Sheaffer Pens & other collectibles
- Acorn Superglide 12'6" stairlift
- Crocks, jugs & butter churn
- Barn primitives & general Americana
- Huffy Timberline men's & women's bicycles
- Meade ETX Astro telescope, same as new
- Many more items too numerous to list!

**Pickup/Removal of Personal Property:** Friday, June 30<sup>th</sup> from 2PM - 6PM. 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!!



# ONLINE ONLY AUCTION

Bidding Ends: Wed., June 28th, 2023 at 10:00 AM

**Open House**  
Wed., June 14th  
4:30-6:00 PM



## 1541 142nd St, Donnellson (Mt Hamill), IA

### 5.28± Acres - 2 Bedroom Home

5.28± acres located in a friendly small rural community with fenced pasture. The acreage is improved with a ranch style 2-bedroom, 1 bath home with full basement, rear deck and whole house Generac generator. There is also a detached 2-car garage, chicken coop and several other outbuildings in addition to a 32' X 40' heat-ed & cooled shop with rear 10' X 32' lean to for additional storage.



## Register & Bid Now at [FraiseAuction.com](https://FraiseAuction.com)

**Corey Fraise**  
319-470-0115



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





### Property Information



Address	1541 142nd St		
City	Donnellson (Mt Hamill)		
County	Lee		
State	Iowa		
Style	Ranch	Bedrooms	2
Year Built	1973	Total Baths	1
Sq. Ft.	960	Washer/Dryer Hookups	Basement
Lot Size	5.28± Acres	Electric	100 amp Breaker Panel
Foundation	Concrete	Porch/deck	Rear Deck
Roof	Asphalt Shingle	Hot Water Heater	Rheem 30 gal. Gas
Exterior Material	Vinyl	Heating System	Gas Forced Air
Basement	Full	Air Conditioning	Central
Assessed Value	\$187,130	Electric Provider	Alliant
Net Taxes	\$1,536	School District	Ft Madison Community



More Photos  
FraiseAuction.com

### 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:** \$10,000 earnest money deposit due at the end of the auction with the remainder due on or about July 28, 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. This home positively sells to the highest bidder, regardless of price!

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

**Septic System:** Because this is an Estate Sale, Sellers are exempt from the Iowa Time of Transfer Septic Law.

**Inclusions:** Window treatments, attached shelving, radio antennas, 2—500 gal. LP tanks (rented from B&B gas to remain with the property). Buyer accepts any remaining unsold items at the time of closing.

**Reservations:** Seller reserves all appliances, stairlift and all other personal property.

**LP Fuel:** Buyer to reimburse Seller at closing for any remaining fuel in the LP tanks at that day's market price.

**Closing:** Closing will take place on or about July 28, 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!

**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.

**JAMES & MARGARET BAILEY ESTATES - SELLERS**  
Deborah A. Bailey & Sandra L. Smith – Co-Executors  
Gregory Johnson – Attorney for Seller



Bid Now at FraiseAuction.com