



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

ONLINE ONLY AUCTION

Bidding Ends: Wed., June 21st, 2023 at 10:00 AM

Open House
Tues., June 6th
4:30-6:00 PM



2661/2663 245th Ave, Montrose, IA 0.71± Acres 2 Homes for 1 Price!

MAIN RESIDENCE – 2661 245TH Avenue, Montrose, Iowa

Move in ready and well-maintained stick built home built 2006 with 936 sq. ft of living area. Includes eat in kitchen w/oak cabinetry, full bath, living room, bedroom and mudroom/office with laundry area. There is an enclosed side porch, front deck and full poured concrete basement with the possibility of a 2nd bedroom. Updates include floor coverings, vinyl siding & metal roof. Additionally, there's a 2 car detached garage with rear lean to for additional equipment storage.

Manufactured Home – 2663 245th Avenue, Montrose, Iowa

Manufactured home built in 1989 with 924 sq. ft. of living area. Includes 2 bedrooms, full bath, kitchen, living room and hallway with laundry areas, plus an enclosed front porch. Updates include floor coverings, vinyl siding, metal roof and vinyl replacement windows.

Highlights Include:

- 2018 Chevy Silverado 1500 4X4 Crew cab pickup w/63,378 miles
- 2021 Bobcat CT1025 Compact Tractor w/60 hours
- Bobcat 48" box blade
- 2019 Scag Tiger II Cat zero turn mower
- 2013 Sure Trac tilt bed car hauler
- 2007 Chevy Impala
- Handguns, long guns & ammo (*Please note that for security reasons all firearms & ammo have been removed from the property. All Federal Firearms Laws will be strictly enforced!*)
- Refrigerators, chest type freezers, washing machines & elec. dryers
- Flatscreen TV's
- Nice selection of newer modern furniture to include Lay Z Boy dual reclining sofa & matching recliner, swivel rockers & recliners, TV stands, full & queen size beds, dressers & night stands, buffet, side tables, kitchen table & chairs, etc. Also, home décor & wildlife prints
- Pots, pans, flatware, baking dishes & countertop appliances
- Glassware, antiques & collectibles
- Lots of name brand hand tools, elec. & battery operated power tools, wood working equipment. Also, tool chests, work benches, quick grip & bar clamps, hardware, etc.
- Locksmith tools, hardware & key duplicator
- Porter Cable contractor's air compressor
- Stihl MSA 120c battery operated chainsaw & Stihl GTA 26 pruners
- String trimmers, leaf blowers & Stihl 041 Farm Boss chainsaw
- Craftsman lawn thatcher, AgriFab spreader & tilt bed lawn cart
- The above is an extremely abbreviated list and there are many more items too numerous to list!

More Photos
FraiseAuction.com

Pickup/Removal of Personal Property: Friday, June 23rd from 2pm - 6pm (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!



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



Register & Bid Now at FraiseAuction.com

Corey Fraise
319-470-0115





More Photos
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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 July 21, 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.

Septic Systems: Each residence has an independent working septic system. Since this is an Estate, Seller is exempt from the Time of Transfer septic law.

Well: Both homes are serviced by a shared well. All other utilities are metered separately.

Survey: Land is selling based of off advertised acres and Seller shall not be obligated to furnish a survey.

LP Tanks: There is a tank for each residence, and both are rented. Buyer shall reimburse Seller at closing for remaining LP in each tank at that days market price.

Inclusions: Window treatments, attached shelving & workbenches

Reservations: Seller reserves all appliances and all other personal property.

Closing: Closing will take place on or about July 21, 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.

Assessed Value: \$175,190

Net Property Taxes: \$1,606

Bid Now at FraiseAuction.com

JOHN FRANKLIN ESTATE - SELLER

Ryan Prahm of Pugh Hagan & Prahm PLC

425 E Oakdale Blvd. Ste. 201, Coralville, IA 52241 Attorney for Seller

