



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 10:30 AM

Full Catalog at
FraiseAuction.com

Highlights Include:

- Antique furniture to include washstands, dressers, 5' church pew, curved glass curio, child's wooden cupboard, side tables, writing desk, camel back trunk, buffet, Windsor chair, sewing rock & platform rocker
- Vintage child's Singer sewing machine
- Sterling & WM Rogers flatware
- Crocks, jugs & stoneware bowls
- Firearms and ammunition (*Please note that all the firearms have been removed from the property and will not be available for preview. All Firearms laws will be strictly enforced*)
- Glassware & china including Leisy Brewing Co. tankards. Also, Asian art vases
- Costume jewelry
- Sewing machine & notions
- Artist paints & supplies
- Chainsaw, string trimmer, push mower, etc.
- Vintage Pyrex & Fireking dishware
- Usual household goods, pots & pans, flatware & baking items
- Full size beds, dressers, sofas, dining table & chairs, tea cart, curio cabinets, coffee & end tables, etc.

Pickup/Removal of Personal Property: Friday, July 7th 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!!



ONLINE ONLY AUCTION

Bidding Ends: Thurs., July 6th, 2023 at 10:00 AM



Open House
Thurs., June 22nd
5:00-6:00 PM

700 S 3rd Street, Burlington, IA

Two story home with 3-4 bedrooms and partial Mississippi River View selling at Absolute Auction. Updated roof, siding and majority of all vinyl replacement windows. Large rooms, hardwood floors, ornate staircase and rear balcony for relaxation. Full walkout basement with lots of storage and laundry area. Must see to appreciate!



Register & Bid Now at FraiseAuction.com



Corey Fraise
319-470-0115



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

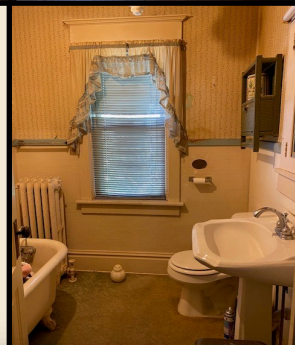




Property Information



Address	700 S 3rd Street
City	Burlington
County	Des Moines
State	Iowa
Style	2 Story
Year Built	1840
Sq. Ft.	1,568
Lot Size	60x70
Foundation	Concrete Block
Roof	Asphalt Shingle
Exterior Material	Vinyl
Basement	Full
Assessed Value	\$65,300
Net Taxes	\$1,396
Bedrooms	3-4
Total Baths	1
Washer/Dryer Hookups	Basement
Electric	100 amp Breaker Panel
Porch/deck	Rear Porch
Hot Water Heater	AO Smith Gas
Heating System	Boiler- Radiant Heat
Air Conditioning	None
Electric/Gas Provider	Alliant
School District	Burlington Schools



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: \$5,000 earnest money deposit due at the end of the auction with the remainder due on or before August 7, 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 real estate sells to the highest bidder, regardless of price.

Reservations: Washer/dryer and all other personal property.

Inclusions: Window treatments, refrigerator, attached wooden shelving, electric stairlift 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 August 7, 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.

GEORGE NEWMAN TRUST – SELLER

Kelli Johnson Vice President/Trust Officer of F&M Bank & Trust – Trustee
Sara Haas of Aspelmeier, Fisch, Power, Engberg & Helling P.L.C. – Attorney for Seller



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