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Highlights Include:

- 1,000 gallon LP tank
- Very nice selection of modern furniture including new electric recliners, full & queen size beds, dressers, nightstands, wardrobes, utility cabinets, TV cabinet, combination floor safe, kneehole desk & kitchen table & chairs and Redwood picnic table & benches
- Hen on nests, china dish set & misc. glassware
- New & vintage Christmas decorations
- Vintage cannisters, utensils Pyrex bowls & casseroles, etc.
- 36" elec. stove, refrigerator, upright freezer, washing machine & elec. dryer
- Poulan riding mower, push mower & string trimmer
- Rakes, shovels, hoes, axes, etc.
- Gold rings, gold necklaces, pocket watches & costume jewelry
- Vintage Barbies & accessories
- Vintage & modern Christmas decorations
- Freesmeier milk bottles & wire bottle carriers
- Marbles, puzzles, boardgames & model cars
- Heirloom Sterling Silver & WM Rogers flatware sets
- Bedding, linens, towels, etc.
- Usual pots, pans, flatware, baking dishes & small appliances

Pickup/Removal of Personal Property: Friday, June 14th from 3PM - 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!!

Bidding Ends: Wed., June 14th, 2023 at 10:00 AM

Open House
Wed., May 31st
5:00-6:00 PM



1952 303rd Ave, Ft Madison, IA
0.61± Acres - 3 Bedroom Home

Smaller acreage located 1 mile north of the Fort Madison city limits on a hard surfaced road and close to the Highway 61 bypass. Land represents .61 acres m/l and is improved a Wausau style 3 bedroom, 1 ½ bath home with full basement that has a 1 car garage stall. All new vinyl replacement windows throughout, architectural shingled roof and rear deck. Home is serviced by a well.



Register & Bid Now at FraiseAuction.com

Corey Fraise
319-470-0115



Property Information



Address	1952 303rd Ave
City	Ft Madison
County	Lee
State	Iowa
Style	Wausau
Year Built	1971
Sq. Ft.	1,152
Lot Size	0.61± Acres
Foundation	Concrete
Roof	Asphalt Shingle
Exterior Material	Aluminum
Basement	Full
Assessed Value	\$128,180
Net Taxes	\$1,208
Bedrooms	3
Total Baths	1 1/2
Washer/Dryer Hookups	Basement
Electric	100 amp Breaker Panel
Porch/deck	Rear Deck
Hot Water Heater	Rheem 30 gal. Gas
Heating System	Gas Boiler
Air Conditioning	Window
Electric Provider	Alliant \$126/mo. Average
School District	Ft Madison Community

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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: \$10,000 earnest money deposit due at the end of the auction with the remainder due on or about July 14, 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: Any inspections and or updates as required by the Time of Transfer law to be paid by Buyer.

Inclusions: Window treatments, 220v air conditioner and attached shelving to remain with the property. Buyer accepts any remaining unsold items at the time of closing.

Reservations: Seller reserves all appliances, 1,000 gallon LP tank and all other personal property.

Closing: Closing will take place on or about July 14, 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.

FLOYD WATZNAUER ESTATE & DELORES WATZNAUER – SELLERS
R.L. Fehseke III of Fehseke & Gray Law Offices – Attorney for Seller