



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 10:30 AM

ONLINE ONLY AUCTION

Highlights Include:

- 500 gallon LP tank
- Nice selection of modern furniture including dressers, queen & full size beds, recliners, end tables, Singer sewing machine, combination floor safe, filing cabinets & gun cabinet
- Firearms and ammunition (*Please note that the firearms have been removed from the property for security reasons and will not be available for inspection. Also, all State & federal firearms laws will be strictly enforced.*)
- New & vintage Christmas decorations, Easter & Halloween decorations
- Vintage cannisters, utensils Pyrex bowls & casseroles, etc.
- Speed Queen Commercial washing machine & elec. dryer (approx. 2 years old)
- Whirlpool electric oven (approx. 2 years old)
- Whirlpool refrigerator
- Midwest Old Threshers button collection
- Antiques & collectibles to include treadle sewing machine, dresser & side tables, 6' walnut church pew, washboard, cast iron skillet, glassware, vintage cameras, small anvil, Enterprise lard press, sausage grinder, old luggage, White Mountain ice cream freezer, wood baseball bats & more!
- Flatware service & chest
- Usual pots, pans, flatware, baking dishes & small appliances
- Hand & power tools
- Cub Cadet 1641 riding mower (not running) & lawn sweep
- Long handled gardening tools, automotive tow bars, chain hoist & manual tire changer
- 12'X10' garage door and lots of scrap iron

Pickup/Removal of Personal Property: Friday, July 21st from 4PM - 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!!



Open House
Wed., July 5th
4:30-6:00 PM

Bidding Ends: Wed., July 19th, 2023 at 10:00 AM

2415 FRANKLIN AVE, MOUNT PLEASANT, IA

Smaller acreage located approximately 3 miles southwest of the Mount Pleasant city limits on a hard surfaced road. Land is improved with a well maintained 3-bedroom 2 bath manufactured home built in 2000 that has a total of 1,500 sq. ft. of living area. Highlights include spacious rooms, main floor laundry, walk in bedroom closets, skylights, central air and master bath with dual sinks & soaking tub. There is also 2 car garage on the property that's in need of repair and an old tear down house.



Register & Bid Now at 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	2415 Franklin Ave
City	Mount Pleasant
County	Henry
State	Iowa
Style	Ranch
Year Built	2000
Sq. Ft.	1,500
Lot Size	1.0± Acres
Foundation	Pier Only
Roof	Asphalt Shingle
Exterior Material	Vinyl
Assessed Value	\$123,800
Net Taxes	\$1,460
Bedrooms	3
Total Baths	2
Washer/Dryer Hookups	Main Floor
Electric	100 amp Breaker Panel
Porch/deck	None
Hot Water Heater	Electric
Heating System	Gas Forced Air
Air Conditioning	Central
School District	Mt Pleasant Community

More Photos
FraiseAuction.com



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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 August 18, 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. Real estate sells subject to Seller's confirmation.

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

Septic System: Seller has had the septic pumped and inspected, which passes the DNR Time of Transfer septic law. Copies of inspection can be found at www.fraiseauction.com.

Inclusions: Window treatments, built-in dishwasher & space saver microwave.

Reservations: Seller reserves all appliances, 500-gallon LP tank and all other personal property.

Closing: Closing will take place on or about August 18, 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.

LOREN ALLRED – SELLER

Tim Liechty of Bell, Ort & Liechty Law Offices – Attorney for Seller