



ONLINE ONLY

# AUCTION

Bidding Ends: Tues., Aug. 1st, 2023 at 1:00 PM

### 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 September 1, 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.

**Inclusions:** Window treatments and any remaining items at the time of closing.

**Reservations:** Items inside garage belong to a neighbor.

**Closing:** Closing will take place on or before September 1, 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](http://www.fraiseauction.com) to register and bid today!

**BID NOW!**  
[FraiseAuction.com](http://FraiseAuction.com)

**KRIS J. SCHOENE - SELLER**

**Gregory Johnson of Johnson Law Office - Attorney for Seller**

**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.



**Open House**  
Tues., July 11th  
5:00 - 6:00 PM

**3125 Avenue M, Ft Madison, IA**  
**2 Bedroom Fixer Upper!**

2 bedroom fixer upper with detached 24'x30' garage. 62'x120' lot with garden area. Home is in need of TLC. This is a great opportunity to for an investment property where there is a strong rental need. Register to bid and Bid Your Price!



**Register & Bid Now at [FraiseAuction.com](http://FraiseAuction.com)**


**Corey Fraise**  
319-470-0115

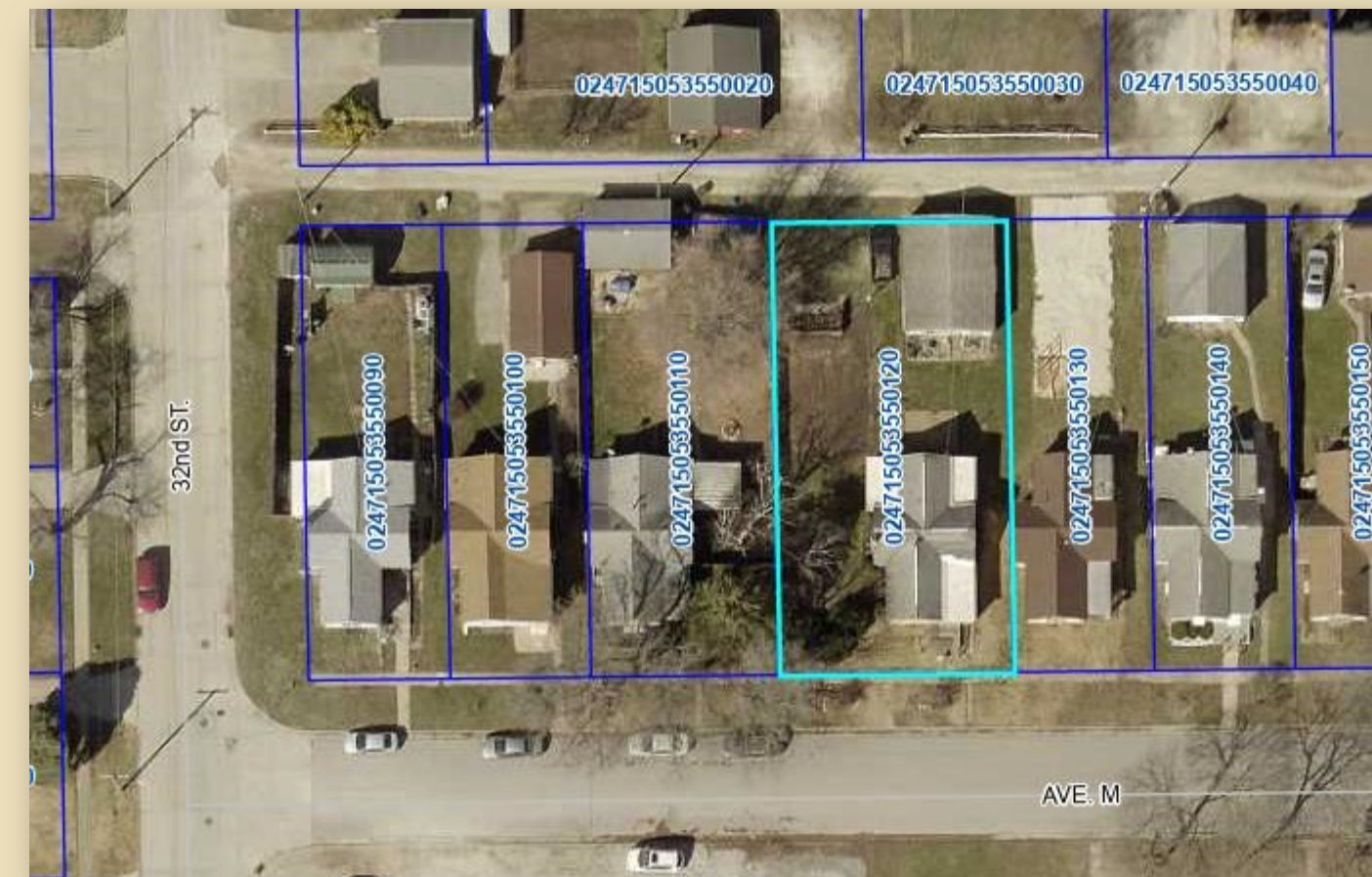


**Fraise Auction & Real Estate**  
2311 Avenue L, Suite 1  
Fort Maison, IA 52627  
319-367-5744





Property Information			
	Address	3125 Avenue M	
	City	Fort Madison	
	County	Lee	
	State	Iowa	
Style	1 Story	Bedrooms	2
Year Built	1896	Total Baths	1
Sq. Ft.	958	Washer/Dryer Hookups	Main Floor
Lot Size	62x120	Electric	200 amp Breaker Panel
Foundation	C Block	Porch/deck	Rear Enclosed
Roof	Asphalt Shingle/Rubber	Hot Water Heater	Gas Water Heater
Exterior Material	Aluminum	Heating System	Gas Forced Air
Basement	1/2	Air Conditioning	Window
Assessed Value	\$44,140	Electric/Gas	Alliant/ Mid American
Net Taxes	\$690	School District	Ft Madison Community



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