



ONLINE ONLY

AUCTION

Bidding Ends: Tues., Sept. 5th, 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: \$7,500 earnest money deposit due at the end of the auction with the remainder due on or before October 5, 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, an appraisal, inspections or any other contingencies and Buyer accepts any remaining personal property at closing. Sale is subject to Seller's confirmation.

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

Closing: Closing will take place on or before October 5, 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!

BID NOW!
FraiseAuction.com



Open House
Tues., Aug. 22nd
5:00 - 6:00 PM

1712 S 15th St, Burlington, IA
4 Bedroom Home with 1,781 sq. ft.

DANVILLE STATE SAVINGS BANK – SELLER
Max Mercer – Senior Vice President

BJ Jahn - 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.

Spacious 3-4 bedroom home with over 1,781 sq. ft. of living area. Features enclosed rear porch w/ laundry area, large living room, eat-in kitchen with the appliances remaining, main floor bedroom and full bath. Upstairs has an additional 2-3 bedrooms with lots of storage areas. Home has multiple vinyl replacement windows, Goodman GFA furnace and central AC. There is also hardwood floors, rear fenced yard, and the property is situated on a double lot.



Register & Bid Now at FraiseAuction.com

Corey Fraise
319-470-0115



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Fort Maison, IA 52627
319-367-5744



Property Information

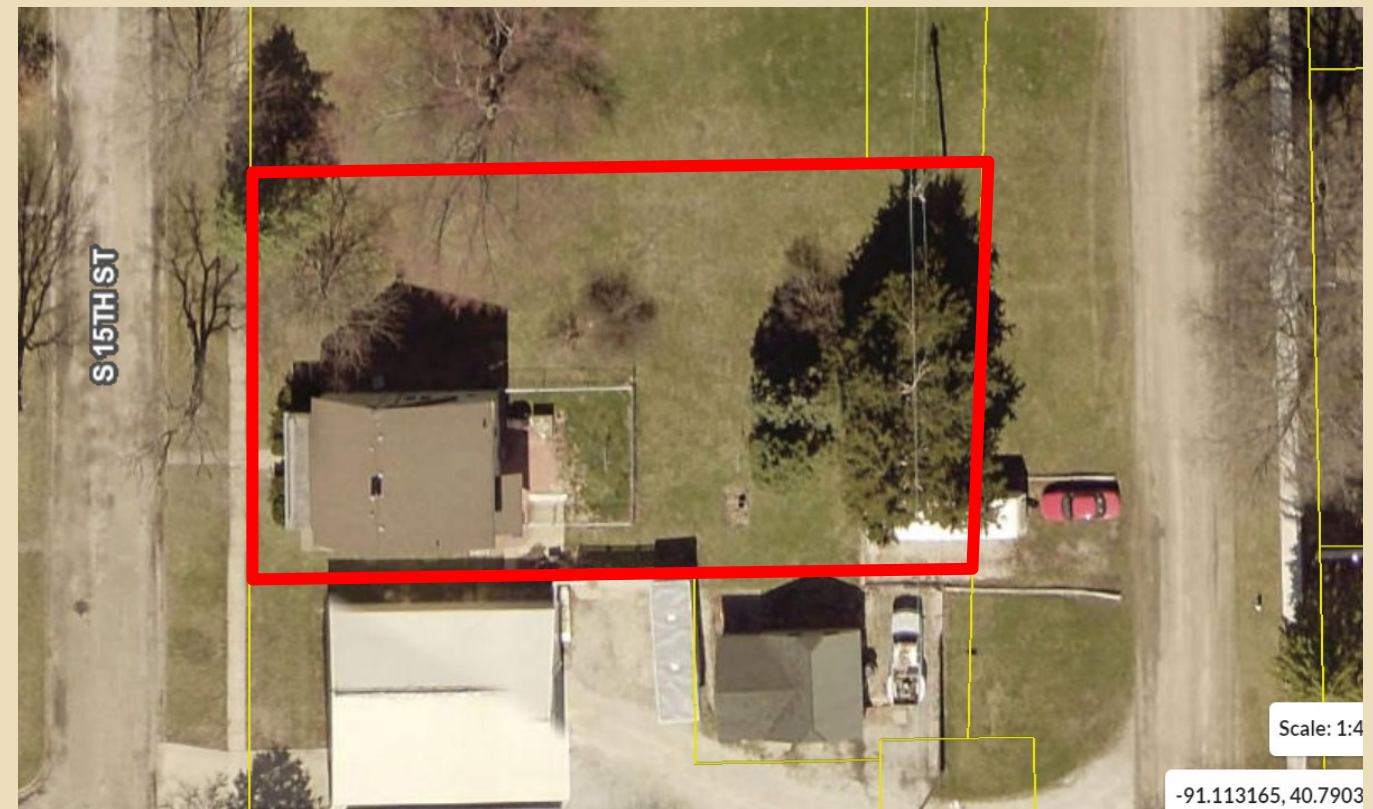


Address	1712 S 15th Street
City	Burlington
County	Des Moines
State	Iowa

Style	1 1/2 Story	Bedrooms	4
Year Built	1880	Total Baths	1
Sq. Ft.	1,781	Basement	Full
Lot Size	85x150	Washer/Dryer Hookups	Main floor
Foundation	Stone	Floor Coverings	Hardwood & Carpet
Porch/deck	Front, Covered	Hot Water Heater	Gas 40 Gallon
Roof	Architectural shingle	Heating System	Gas Forced Air
Siding	Vinyl	Air Conditioning	Central Air
Windows	Double hung	School District	Burlington Comm. Schools



**More Photos
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Lines drawn on maps are approximate