



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

ONLINE ONLY AUCTION

Highlights Include:

- Whirlpool Refrigerator w/ice maker
- Amana electric self-cleaning oven
- Frigidaire 50-pint dehumidifier
- Maytag top load washing machine
- Amana Designer Series electric dryer
- Tri-State Rode buttons, Iowa Hawkeye Rose Bowl buttons & others
- Sheaffer Pen NOS pens, souvenirs & memorabilia
- Santa Fe Railroad memorabilia
- Large collection of glass paperweights & bells
- Beer signs
- Vintage Pyrex & Fire King cookware
- Oil lamps, pressed & pattern glass, china, stoneware, crystal, etc.
- Vintage pop, medicine & beer bottles
- Marx tin litho doll houses & furniture
- Vintage toys, board games & electronic game consoles
- Tubs of old hardback books
- Vintage clothing, linens, quilts, etc.
- Vintage sheet music, local souvenir cookbooks,
- Large amount of Christmas decorations (some vintage)
- Maple kitchen table & chairs, dressers & metal storage cabinets
- Hand tools and lawn & garden

Pickup/Removal of Personal Property: Friday, October 27th from 4:00PM – 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!!



Open House
Wed., Oct. 11th
5:00-6:00 PM

Bidding Ends: Wed., Oct. 25th, 2023 at 10:00 AM
60 Richards Drive, Ft Madison, IA

1 ½ story 3-bedroom home with full basement and detached garage situated on a 60' X 133' lot. Wonderful sought after neighborhood with great curb appeal. The home features 2 main floor bedrooms, full bath, dining & living rooms and kitchen. There's an upstairs 3rd bedroom with ¾ bath and full poured concrete basement with Bix anchor system. Other features are hardwood floors, updated kitchen, newer tub surround and an architectural shingled roof.



Register & Bid Now at FraiseAuction.com

Corey Fraise
319-470-0115



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





Property Information

	Address		60 Richards Drive
	City		Fort Madison
	County		Lee
	State		Iowa
Style	1 1/2 Story	Bedrooms	3
Year Built	1946	Total Baths	1
Sq. Ft.	1,053	Washer/Dryer Hookups	Basement
Lot Size	60x133	Electric	100 amp Breaker Panel
Foundation	Concrete	Porch/deck	None
Roof	Asphalt Shingle	Hot Water Heater	Rheem Gas
Exterior Material	Vinyl	Heating System	Gas Forced Air
Assessed Value	\$79,270	Air Conditioning	Central
Net Taxes	\$1,268	School District	Ft Madison 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: \$7,500 earnest money deposit due at the end of the auction with the remainder due on or before November 22, 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, inspections or any other contingencies. Sale is subject to Seller's confirmation.

Reservations: Washer/dryer, elec. stove, refrigerator, shelving and all other personal property.

Inclusions: Window treatments 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 November 22, 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.

MARGARET WARNER – SELLER

Law Office of Gregory Johnson

516 7th Street, Fort Madison, Iowa - Attorney for Seller

Bid Now at FraiseAuction.com

