



ONLINE ONLY AUCTION

Bidding Ends: Thurs., Nov. 30th, 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 December 27, 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.

Closing: Closing will take place on or before December 27, 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!

GRI LLC 1415 IOWA STREET - SELLER
Andrew Mahoney - 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.

BID NOW!
FraiseAuction.com



Open House
Wed., Nov. 22nd
4:00-5:00 PM

1415 Iowa Street, Burlington, IA

Affordable 3 Bedroom Home

Affordable 3-bedroom home with over 900 sq. ft. of living area. Features 2 main floor bedrooms, living room, eat-in kitchen, full bath and enclosed rear porch. Upstairs bedroom and large floored attic area. There is a full basement and single car garage. The home has several vinyl replacement windows, architectural shingled roof and central air. The property has a current rental permit through April 1, 2026 and has been winterized.



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	1415 Iowa Street
City	Burlington
County	Des Moines
State	Iowa
Style	1 1/2 Story
Year Built	1870
Sq. Ft.	946
Lot Size	64x100
Foundation	Stone
Roof	Asphalt Shingle
Basement	Full
Assessed Value	\$43,000
Net Taxes	\$742
Bedrooms	3
Total Baths	1
Washer/Dryer Hookups	Basement
Electric	100 amp Breaker Panel
Porch/deck	Enclosed rear
Hot Water Heater	Gas 40 gallon
Heating System	Gas Forced Air
Air Conditioning	Central
School District	Burlington Comm Schools



**More Photos
at FraiseAuction.com**



Bid Now at FraiseAuction.com

Lines drawn on maps are approximate