



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

ONLINE ONLY AUCTION

Bidding Ends: Wed., Jan. 10th, 2024 at 10:00 AM

Highlights Include:

- 1994 Ford F-350 XLT dually pickup w/ 116,XXX miles
- Bobcat 310 skid steer
- Eagle 29' and Mountaineer 31.5' bumper hitch campers
- John Deere 830 tractor w/loader
- Allis Chalmers D10 tractor
- Oliver 1600 tractor
- John Deere 110 riding mowers
- Homemade hydraulic log splitter
- Shop equipment and hand & power tools
- 3pt. acreage equipment
- Field cultivator, gravity & flare box wagons
- Truck auger w/gas eng.
- Vintage plows and planters
- Livestock bulk bin
- Dimensional lumber
- Major appliances
- Antique and modern furniture
- Collectibles and household goods

Pickup/Removal of Personal Property: Friday, January 12th from 12PM – 4PM (Bring your own help & boxes for removal). 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., Dec. 27th
3:00-5:00 PM

15293 55th Ave, Burlington, IA

2.03± Acres - 5 BR Home w/3 Car Garage

Your Country Retreat Awaits on 2.03± Acres! Discover your slice of rural paradise on 2.03 acres of land, where the allure of countryside living meets endless potential. Embrace practicality and space with a heated three-car garage that effortlessly accommodates your storage needs. The expansive kitchen, generously shared with the laundry area, offers abundant space for culinary pursuits and family activities. Ascend to the upper level, currently undergoing a remodeling project designed to accommodate three bedrooms, is fully sheet rocked, and plumbed for a bathroom—a canvas awaiting your personal touch. Retreat downstairs to find two bedrooms and a generous family room, promising comfort and relaxation. Beyond the home, envision the possibility of creating livestock areas by fencing sections of the property, enhancing the appeal for those dreaming of a hobby farm. An older barn awaits, ready for equipment storage or conversion to suit your aspirations. Capture the essence of tranquil country living while shaping your ideal rural sanctuary on this remarkable property.



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

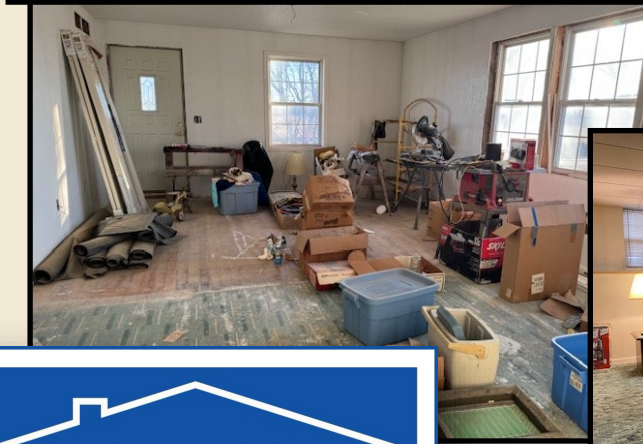




Property Information



Address	15293 55th Avenue
City	Burlington
County	Des Moines
State	Iowa
Style	Split Foyer
Year Built	1920
Sq. Ft.	1,424
Lot Size	2.03± Acres
Foundation	Concrete
Roof	Asphalt Shingle
Exterior Material	Vinyl
Basement	Split Foyer
Assessed Value	\$95,200
Net Taxes	\$1,346
Bedrooms	5
Total Baths	2
Washer/Dryer Hookups	Basement
Electric	100 amp Breaker Panel
Porch/deck	Rear Covered Patio
Sewer	Septic System
Heating System	Gas Forced Air
Air Conditioning	Central
Water	Well
School District	Mediapolis



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: \$15,000 earnest money deposit due at the end of the auction with the remainder due on or before February 12, 2024. 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.

Survey: Seller shall not be obligated to perform a survey of the real estate.

Septic System: Because this is an Estate Sale, Seller is exempt from the Time of Transfer Septic Law.

Reservations: Seller reserves all appliances and personal property including building materials, LP tank and bulk bin

Inclusions: Built in dishwasher, built in microwave, window treatments, built in workbenches and shelving units, attached corn stove/heater and any remaining personal property at the time of closing

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

Closing: Closing will take place on or about February 12, 2024. 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.

TIM EDWARD BROWN ESTATE – SELLER

Sara L. Haas of Aspelmeier, Fisch, Power, Engberg & Helling P.L.C.
 321 N 3rd St., Burlington, Iowa – Attorney for Seller

Bid Now at FraiseAuction.com

