



# PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

# ONLINE ONLY AUCTION

### Highlights Include:

- GE refrigerator
- Whirlpool washing machine & electric dryer
- Whirlpool smooth top electric oven
- Flatscreen TV's, kitchen table & chairs, microwave stand, sofa, recliners & swivel rockers, coffee & end tables, table lamps, sofa table, twin- & full-size beds, night stands, electric fireplace, patio furniture, etc.
- Usual pots, pans, baking dishes, dishware, flatware, etc.
- Cast iron skillets
- Haviland china
- Costume jewelry, ladies 14K gold ring w/diamond chips & ladies watches
- Sterling Sheaffer White Dot pen
- Bird, dog and cat figurines
- Wall décor, knick knacks, etc.
- Bedding and embroidered linens
- Concrete Mary statue and misc. lawn decorations
- Craftsman high wheel self-propelled push mower
- Craftsman air compressor
- Ladders, string trimmers, hand tools and lawn/garden tools

**Pickup/Removal of Personal Property:** Wednesday, December 13<sup>th</sup> from 4:30PM – 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**  
Sun., Nov. 26th  
3:00-4:00 PM

**Bidding Ends: Mon., Dec. 11th, 2023 at 10:00 AM**

**1826 Ave J, Ft Madison, IA**

Modest sized one-level ranch style home with full basement and 1-car detached garage. Built in 1947 with 843 sq. ft. of main floor living area, this home features 2 main floor bedrooms, eat in kitchen with large pantry closet, living room, full bath and rear enclosed sunroom/porch. The full basement features a huge family room, storage room and laundry area. This energy efficient home has vinyl siding, updated roof, vinyl replacement windows, Carrier GFA furnace w/central air, newer electric water heater and 200-amp service panel. There are hardwood floors underneath the carpet, lots of storage closets throughout and a rear fenced yard.



**Register & Bid Now at [FraiseAuction.com](https://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	1826 Avenue J
City	Fort Madison
County	Lee
State	Iowa
Style	Ranch
Year Built	1947
Sq. Ft.	843
Lot Size	50x110
Foundation	Concrete Block
Roof	Asphalt Shingle
Exterior Material	Vinyl
Assessed Value	\$64,990
Net Taxes	\$1,018
Bedrooms	2
Total Baths	1
Washer/Dryer Hookups	Basement
Electric	100 amp Breaker Panel
Porch/deck	None
Hot Water Heater	Electric
Heating System	Gas Forced Air
Air Conditioning	Central
School District	Ft Madison Schools

**More Photos**  
[FraiseAuction.com](http://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 January 11, 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, inspections or any other contingencies. Sale is subject to Seller's confirmation.

**Reservations:** All major appliances and all other personal property.

**Inclusions:** Any remaining items at closing.

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

**Closing:** Closing will take place on or before January 11, 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.

**MARY ELLEN RUSSELL ESTATE – SELLER**  
Law Office of Gregory A. Johnson – Attorney for Seller



**Bid Now at FraiseAuction.com**