



ONLINE ONLY AUCTION

Bidding Ends: Wed., Dec. 13th, 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: \$5,000 earnest money deposit due at the end of the auction and will be held by Rasmussen & Dittmer LLC with the remainder due on or before January 12, 2024. Title insurance for the full amount of the purchase price will be provided by the Sellers. 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.

Survey: Seller shall not be obligated to perform a survey. All boundary stakes and lines drawn on maps are approximate.

Reservations: Seller reserves the enclosed trailer located in the out-building.

Inclusions: Buyer accepts all remaining personal property in the home, outbuildings and on the grounds.

Closing: Closing will take place on or before January 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!

Registration: Visit www.fraiseauction.com to register and bid today!

BID NOW!
FraiseAuction.com



Open House
Sun., Nov. 26th
3:00-4:00 PM

755 W 3rd St., Dallas City, IL Affordable 3 Bedroom Home

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.

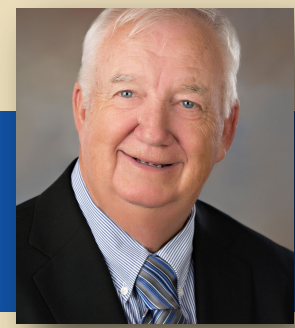
The property is being sold on an "As Is, Where Is" basis and no warranty or representation concerning the property is made by the Seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning 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.

Diamond in the rough with lots of potential. Over 1,500 sq. ft. of living area and full basement with garage space. Main floor has 3 bedrooms, full bath and laundry area. The large finished upstairs area could add more bedrooms, play/game room, etc. The full walkout basement has tons of storage space, garage space, work shop area and more. The property is situated on a large double lot with an additional detached 2 car garage, 18' x 27' metal building with (2) 10'x10' overhead doors, 20' x 29' barn and shed. The home has not been occupied for several years, has a leaking roof, and will require extensive repair. It does seem to have a solid foundation and good bones – come check it out and you be the judge!




Register & Bid Now at FraiseAuction.com

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2311 Avenue L, Suite 1
Fort Maison, IA 52627
319-367-5744



Property Information

| | | | |
|---|------------------|-----------------------------|---------------------|
|  | Address | | 755 W 3rd Street |
| | City | | Dallas City |
| | County | | Hancock |
| | State | | Illinois |
| | | | |
| Style | 1 1/2 Story | Bedrooms | 3 |
| Sq. Ft. | 1,500+ | Total Baths | 1 |
| Lot Size | 0.63 Acres | Washer/Dryer Hookups | Enclosed Rear Porch |
| Foundation | Cement Block | Hot Water Heater | Gas |
| Roof | Asphalt Shingle | Heating System | Gas Forced Air |
| Siding | Vinyl & Masonite | Air Conditioning | Central |
| Net Taxes | \$2,072 | Garage | 2 Car in Basement |

Outbuildings:

- 2 Car Detached Garage
- 18' x 27' Metal Building with 2-10'x10' Overhead Doors
- 20' 209' Building with 2 Garage Stalls



**More Photos
at FraiseAuction.com**

