



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

Highlights Include:

FARM EQUIPMENT, TOOLS & PERSONAL PROPERTY

- Farmall 656 gas tractor w/loader
- International Super M
- Farmall & Case antique tractors both running & nonrunning conditions
- (2) Gehl 1500 round balers
- Rear mount and pull type sickle bar mowers
- Case disc
- Harrowgator
- Flarebox wagon & running gears
- 8 shank chisel plow
- International #8 2 bottom plow
- Ford F150 & Ford Ranger pickups
- Massey Ferguson hay rake
- Pickup bed trailer and homemade trailers
- Pipe gates
- 3pt. blade & rotary brush mower
- Scrap iron
- LeBlond Regal 19" metal lathe
- Drill press's, table saw, sander, etc.
- Tool chests & misc. hand tools
- Engine hoist & manual tire changer
- Lincoln 225-amp welder
- Echo CS310 chainsaw
- Firearms
- Refrigerator, upright freezer and gas stove
- Sofa, recliners, bedroom furniture, etc.
- Usual pots, pans and baking dishes

Pickup/Removal of Personal Property: Wednesday, January 24th from 8am – 12 Noon (Bring your own help & boxes for removal). Buyer's Premium of 15% will be added to all personal property purchases! Everything sells "As is, Where Is". All smalls and hayrack items must be removed during the designated pickup time – **NO EXCEPTIONS** or will otherwise be subject to forfeiture without refund! Large farm equipment, tractors, etc. must be removed within 5 days. There will be a loader tractor available on January 24th only, to assist in loadout.



ONLINE ONLY AUCTION

Bidding Ends: Mon., Jan. 22nd, 2024 at 10:00 AM



Open House
Sat., Jan. 13th
11 AM-1 PM

2036 Velvetleaf Ave, Lockridge, IA

50.0± Acres - Country Home & Outbuildings

Calling all hunting aficionados and nature seekers! Welcome to a 50-acre haven that appeals to local, out-of-town, and out-of-state buyers alike. This property boasts a ranch-style 2-bedroom fixer-upper home, offering versatility as a hunters' cabin, a potential primary residence, and a prime building site. Embrace the allure of vast hunting grounds, complemented by a year-round water source from a serene creek and a modest pond, creating an ideal habitat for game. With fenced pastures for livestock, tillable acres for income and or food plots, pockets of timber, and a collection of older outbuildings, this versatile land is a canvas for creating your dream hobby farm or recreational retreat. Seize this chance to make this sanctuary your ultimate haven, drawing you in from near and far to embrace the tranquility and adventure this property promises!

- FSA should indicate approximately 8.78 tillable acres, of which portions have either been grazed or cut for hay.
- 52.1 CSR2 on the entire farm.
- 17.21 acres in Forest Reserve.



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





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.

Auction Method: The Gary Burkey Farm will be sold in one individual tract on a price per acre basis, based on the number of advertised acres. Auction is being conducted Online Only with a soft close, which means a bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. Under no circumstances shall Bidder have any kind of claim against Fraise Auction & Real Estate if the internet service fails to work correctly before or during the auction.

Contract & Title: Immediately up conclusion of the auction, the high bidder will enter into a real estate sales contract with the Seller. The Seller will provide a current abstract at their expense. Real estate taxes will be prorated to the date of possession. Sale is NOT contingent on Buyer's financing, an appraisal, site inspection or any other contingencies.

Survey: Seller shall not be obligated to furnish a survey.

Earnest Money: Ten (10%) percent of the bid price will be required within 24 hours of the auction ending. All funds will be held in Fraise Auction & Real Estate Trust Account.

Closing & Possession: Closing will occur on or about February 23, 2024. Possession will be given at the time of closing.

Septic Systems: Because this is an Estate sale, Seller is exempt from the Time of Transfer Septic law.

Reservations: Seller reserves all appliances, personal property, farm equipment and livestock gates.

Inclusions: 500-gallon LP tank. Additionally, Buyer accepts any remaining personal property at the time of closing.

Other: It shall be the Buyer's responsibility to report to the Jefferson County FSA office and show filed deed in order to receive the following, if applicable (A) Allotted base acres; (B) Any future government programs; (C) Prorate of CRP. The real estate is selling subject to all easements, covenants, leases and restrictions of record. The State of Iowa fence line laws will govern Tract where applicable. All property is sold on an "As Is, Where Is" basis with no warranties, expressed or implied made by the Auctioneer, Fraise Auction & Real Estate or Seller. Fraise Auction & Real Estate and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing this transaction. Any announcements made on auction day by the Auctioneer will take precedence over all marketing material or oral statements. Bidding increments are at the sole discretion of the Auction Company and can be changed at any time during the course of the online auction.

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 recatalog 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.

GARY W. BURKEY ESTATE – SELLER

Lloyd Bank - Executor

Paul Miller of Miller Law Office, 119 N Court St., Fairfield, Iowa · 641.472.5049 – Attorney for Seller

No Buyer's Premium on Real Estate!
Bid Now at FraiseAuction.com

