



# ONLINE ONLY AUCTION

Bidding Ends: Fri., Dec. 29th, 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 with the remainder due on or before January 27, 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. This real estate positively sells to the highest bidder, regardless of price.

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

**Closing:** Closing will take place on or before January 27, 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](http://www.fraiseauction.com) to register and bid today!

**BID NOW!**  
[FraiseAuction.com](http://FraiseAuction.com)



**Open House**  
Fri., Dec. 22nd  
4:00-5:00 PM

**419 S 8th Street, Burlington, IA**  
**1,000+ Square Foot Home**

### RANDY VANNEWAAL ESTATE – SELLER

Kelli Johnson Vice President/Trust Officer of F&M Bank & Trust – Executor  
Sara L. Haas of Aspelmeier, Fisch, Power, Engberg & Helling P.L.C.  
321 N 3rd St., Burlington, Iowa – 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.

Discover the untapped potential of this 1 1/2 story home situated on a spacious corner lot, boasting two upstairs bedrooms and a main floor bath with a laundry area. With a generous 60' X 105' double lot and vinyl replacement windows, this property offers 1,031 square feet of living area waiting to be transformed. A newer Goodman GFA furnace ensures comfort, while a large utility shed with a concrete floor adds practicality. However, the home requires TLC, particularly in the basement with foundation issues. This presents a unique opportunity for investors or those seeking a renovation project. Sold as-is, this property invites you to reimagine its future and unlock its full potential. Contact us now to seize this compelling opportunity!



**Register & Bid Now at [FraiseAuction.com](http://FraiseAuction.com)**

**Corey Fraise**  
319-470-0115



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