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**Highlights Include:**

- Refrigerator
- Washing machine & Gas dryer
- Sofa & Upholstered Chairs
- End tables
- Dressers & Beds
- Kitchen table & chairs
- Metal storage cabinets
- Sewing machine, etc.
- Countertop appliances, pots, pans, dishes and more!
- Collectible glassware
- Over 1,000 new in packages Hot Wheels & Matchbox diecast cars
- New Ertl 1:16 toy tractors
- 1980's Donruss, Tops & Score baseball card wax box sets & others
- Vintage Spiderman & Disney's Magic Kingdom metal lunchboxes
- Vintage toys & collectibles
- Fishing rods/reels and tackle
- Hand and power tools
- High wheel push lawn mowers

**Pickup/Removal of Personal Property:** Friday, February 2<sup>nd</sup> from 2:00PM – 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**  
Thurs., Jan. 18th  
4:00PM -5:00PM

**Bidding Ends: Thurs., Feb. 1st, 2024 at 10AM**

**213 S Adams St, Burlington, IA**

Affordable two-story home available in an established neighborhood near schools, dining and shopping. This property features 3 bedrooms, 1 full bath, and over 1,500 square feet of living space. Recent updates include the roof, vinyl double hung windows and furnace within the last 13 years. The home sits on a 50' x 117' lot with fenced rear yard, utility shed and a 12' x 28' garage. Some TLC and updating needed. Ideal for those looking to personalize their space or an investment property.



**Register & Bid Now at [FraiseAuction.com](https://www.fraiseauction.com)**



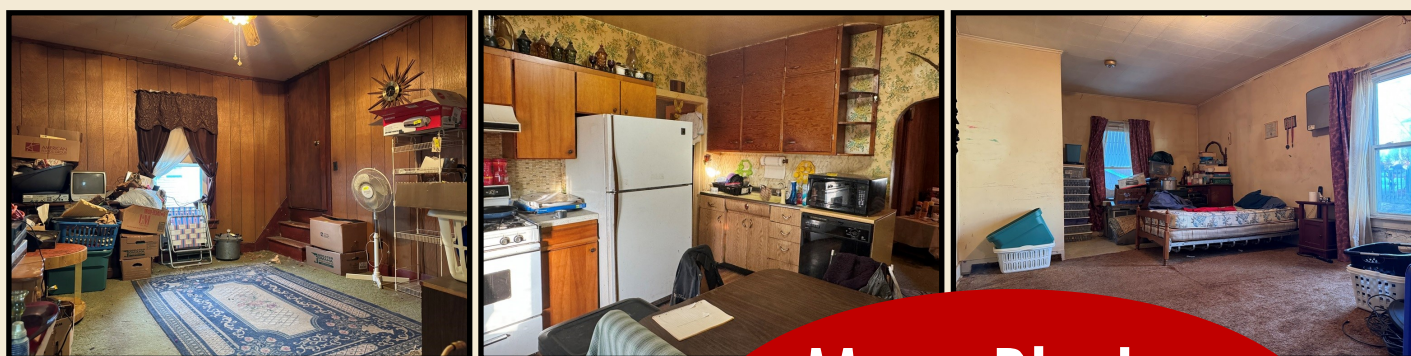
**Corey Fraise**  
319-470-0115

**Fraise Auction & Real Estate**  
2311 Avenue L, Suite 1  
Fort Maison, IA 52627  
319-367-5744





Property Information			
	Address	213 S Adams Street	
	City	Burlington	
	County	Des Moines	
	State	Iowa	
Style	2 Story	Bedrooms	3
Year Built	1868	Total Baths	1
Sq. Ft.	1,558	Washer/Dryer Hookups	Bathroom
Lot Size	50' x 117'	Electric	Breaker Panel
Foundation	Stone	Hot Water Heater	20 gal. electric
Roof	Asphalt Shingle	Heating System	Gas Forced Air
Exterior Material	Slate	Air Conditioning	Central Air
Basement	Full- Unfinished	Electric Provider	Alliant \$93/mo. Average
Assessed Value	\$39,300	Gas Provider	Alliant \$154/mo. Average
Net Taxes	\$546	School District	Burlington Comm Schools



**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:** \$7,500 earnest money deposit due at the end of the auction with the remainder due on or before February 19, 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 sells to the highest bidder, regardless of price.

**Reservations:** Washer/dryer, refrigerator and all other personal property.

**Inclusions:** Window treatments, gas stove, and any remaining items at the time of closing.

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

**Closing:** Closing will take place on or before February 19, 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.

**WILLIAM L. AND NANCY L. CLOKE – SELLERS**

**Artemio Santiago of Koslowski Law Group**  
**552 S Roosevelt Avenue, Burlington, Iowa 52601 – Attorney for Sellers**



**Bid Now at FraiseAuction.com**