



# ONLINE ONLY AUCTION

### 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.

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**Terms:** \$10,000 earnest money deposit at the end of the auction with the remainder due on or before March 11, 2022. The Seller will provide a current abstract at their expense. Home sells "as is, where is". Sale is not contingent on Buyer's financing or any other contingencies. Real estate sells subject to Seller's confirmation.

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

**Reservations:** Seller reserves the portable utility shed and pallets of concrete landscaping blocks.

**Driveway:** The real estate has its own private entrance from Madison Avenue, but a portion of the driveway between the Seller's and Neighbor's garages is shared.

**Closing:** Closing will take place on or about March 11, 2022. The balance of the purchase price will be payable at closing in the form of 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.

### MICHAEL S. JARVIS ESTATE - SELLER

Steven Ort of Bell, Ort & Liechty Law Offices – Attorney for Seller



Open House  
Friday, Jan. 28th  
4:00 - 6:00 PM

Bidding Ends: Friday, Feb. 11th, 2022 at 1:00 PM

## 2403 Madison Avenue, Burlington, IA 3 Bedroom Ranch Style Home with Garages

Spacious 3 bedroom ranch style home located in an incredible neighborhood directly across from Crapo Park. 1,280 sq. ft. of main floor living area & full partially finished basement. Attached breezeway/sunroom and single car garage, plus a 36'X24' detached 3 car garage. The exterior of the home along with the furnace & AC all appear to be updated. However, the interior needs TLC.



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Corey & Carrie Fraise  
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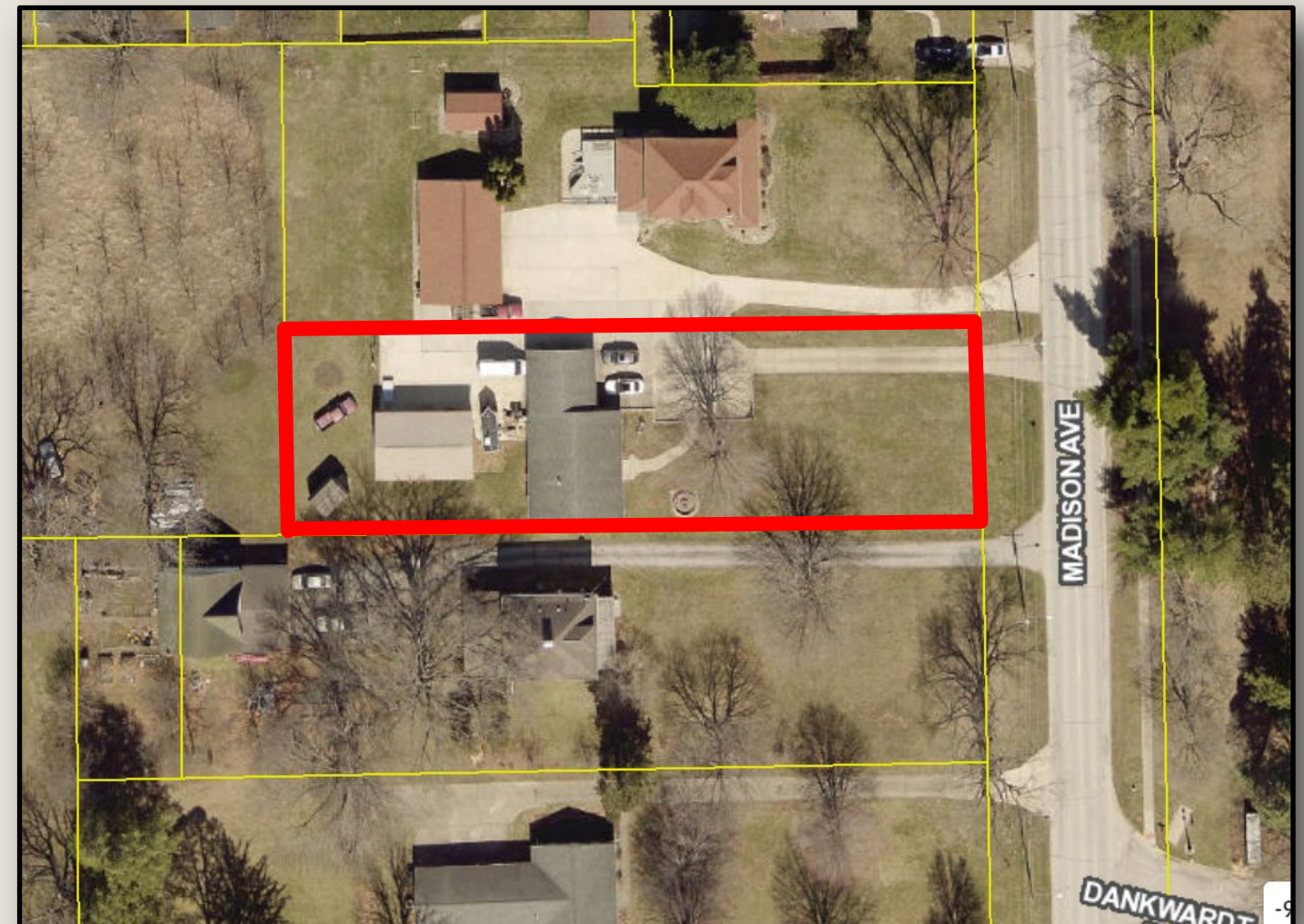
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**3 Bedroom Ranch Style Home with Attached Garage**



Property Information			
	Address	2403 Madison Avenue	
	City	Burlington	
	County	Des Moines	
	State	Iowa	
Style	Ranch	Bedrooms	3
Year Built	1971	Total Baths	1
Sq. Ft.	1,280	Basement	Full, Partially Finished
Lot Size	80x270	Washer/Dryer Hookups	Basement
Garage	1 car att. /3 car det.	Electric	100 amp Breakers
Foundation	Poured concrete	Floor Coverings	Carpet, Vinyl
Patio	Rear Patio	Hot Water Heater	Gas
Roof	Architectural shingle	Heating System	Carrier Weathermaker GFA
Siding	Aluminum	Air Conditioning	Central
Windows	Double hung	School District	Burlington Comm. Schools
Assessed Value	\$150,600	Net Property Taxes	\$3,103



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