



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

Highlights Include:

- Very nice selection of modern furniture including oak dining table & chairs; china cupboard; electric recliners; love seat; floor & table lamps; queen size beds; dressers; office chair & knee hole desk; end tables; bookcases; file cabinets; cedar chest.
- Kenmore electric stackable washer & dryer
- Whirlpool refrigerator w/bottom freezer & ice maker
- Kenmore stainless smooth top self-cleaning elec. oven
- Portable air conditioning units
- Patio furniture
- Hummel figurine, depression glassware, Fenton glassware, etc.
- Christmas & other holiday decorations
- Janome Limited Edition sewing machine & sewing notions
- Various framed prints & artworks
- Usual pots, pans, flatware, baking dishes, etc.
- Elec. lawnmower, elec. power washer, hand tools, power tools & ladders

Pickup/Removal of Personal Property: Friday, October 7th from 4:00PM – 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!!

More Photos
FraiseAuction.com



ONLINE ONLY AUCTION

Bidding Ends: Wed., Oct. 5th, 2022 at 10:00 AM



Open House
Wed., Sept. 21st
5:00 - 6:00 PM

203 15th St., Ft Madison, IA
3 Bedroom, 1 Bath Home with Detached 26x24 Garage

Well maintained 3-bedroom home situated on a large corner lot with 26'x24' single car garage with workshop area. Home features updated eat-in kitchen, pantry w/laundry, main floor bedroom & remodeled full bath. Upstairs there are 2 large bedrooms w/built in vanities/desks and lots of closet space. Also, updated roof, maintenance free vinyl siding, vinyl replacement windows throughout, handicap ramp and rear concrete patio.



Register & Bid Now at FraiseAuction.com



Corey & Carrie Fraise
319-470-0115 or
319-371-5638



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





Property Information



Address	203 15th Street
City	Fort Madison
County	Lee
State	Iowa
Style	2 Story
Year Built	1900
Sq. Ft.	1,080
Lot Size	150x50
Garage	26x24 Detached
Foundation	Concrete Block
Porch/deck	Open Front
Roof	Asphalt Shingle
Exterior Material	Vinyl
Windows	Replacement
Assessed Value	\$60,570
Net Taxes	\$1,020
Bedrooms	3
Total Baths	1
Basement	Partial - Unfinished
Washer/Dryer Hookups	Pantry
Electric	200 Amp Breaker Panel
Floor Coverings	Carpet
Hot Water Heater	Whirlpool 40 gal. Electric
Heating System	Gas Forced Air
Air Conditioning	Window
Electric Provider	Alliant \$149/mo. Average
Gas Provider	MidAmerican Energy
School District	Ft Madison Community Schools

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 November 4th, 2022. 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. Sale is subject to Seller's confirmation.

Reservations: Washer/dryer, elec. stove, refrigerator, portable air conditioning units and all other personal property.

Inclusions: Window treatments, dishwasher, microwave/range hood, upstairs window AC unit, garage workbenches 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 November 4, 2022. 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!

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.

SALLY J. BARNUM – SELLER
Thomas Barnum – Power of Attorney

John Wunder Law Office
300 E 2nd St. #301, Muscatine, Iowa 52761 - Attorney for Seller



Bid Now at FraiseAuction.com