



# PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

## Highlights Include:

- 2016 Lexus RX350 SUV, fully loaded and only 49,912 actual miles
- Very nice selection of modern furniture to include faux suede and leather recliners, winged back recliners, sofas, sleeper/sofa, table & floor lamps, coffee & end tables, high top kitchen table & chairs, maple hutch, dining table & chairs, queen full size beds, dressers, Grandfather clock, flatscreen TV's and more.
- Whirlpool refrigerator, Speed Queen washing machine & GE gas dryer
- Usual pots, pans, flatware, baking dishes & countertop appliances
- Oak Barrister bookcases, oak rocker & other antiques
- Full strand of sleigh bells and many other collectible items
- WWII Airforce coat
- P. Buckley Moss, James Spring & others signed prints
- Signed elegant Fenton art glass in various patterns including Mary Gregory
- Swarovski crystal figurines
- Hummel Figurines & Lrg. Precious Moments collection
- Holiday & seasonal decorations including Hallmark ornaments
- Wheelchair, canes, walkers, shower chair, etc.
- Beck stoneware jugs & Sleepy Eye salt crock
- Aladdin lamps
- Longaberger baskets
- Multiple Ertl 1:16<sup>th</sup> Case & others tractors. Also, Case Mfg. memorabilia
- Lawn & garden to include Stihl chainsaw & gas trimmer, Homelite gas backpack leaf blower, Kobalt 40v leaf blower, push mowers, lawn thatcher, wheel barrow etc.
- Craftsman wet/dry vac, hand & power tools, etc.

**Pickup/Removal of Personal Property:** Wednesday, October 26<sup>th</sup> from 2PM – 6PM. 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: Mon., Oct. 24th, 2022 at 10:00 AM



**Open House**  
**Sun., Oct. 9th**  
**11AM-1PM**

**11746 Northview Dr., Burlington, IA**  
**4 Bedroom, 2 1/2 Bath Home with Attached Garage**

Well maintained ranch style home with 1.11-acre lot in a desirable subdivision just off Memorial Park. Main floor features updated eat-in kitchen with granite counters & major appliances included, dining room, living room w/fireplace, full bath, 2 guest bedrooms and master bedroom with ¾ bath. The full finished walkout basement features family room w/fireplace, ¾ bath, 4<sup>th</sup> bedroom, storage rooms, laundry room and rec room There is an amazing amount of storage closets and cabinets throughout. Additionally, there is an attached 2 car garage, covered front porch, rear deck and utility shed. Home has an updated roof, newer Payne GFA furnace and brand newer central air unit.



**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 Maison, IA 52627  
319-367-5744







## Property Information



<b>Address</b>	<b>11746 Northview Drive</b>
<b>City</b>	<b>Burlington</b>
<b>County</b>	<b>Des Moines</b>
<b>State</b>	<b>Iowa</b>
<b>Style</b>	<b>Ranch</b>
<b>Year Built</b>	<b>1978</b>
<b>Sq. Ft.</b>	<b>1,460</b>
<b>Lot Size</b>	<b>1.11 acres</b>
<b>Garage</b>	<b>24x26 Attached</b>
<b>Foundation</b>	<b>Poured Concrete</b>
<b>Porch/deck</b>	<b>Open Front/ Rear Deck</b>
<b>Roof</b>	<b>Asphalt Shingle</b>
<b>Assessed Value</b>	<b>\$199,900</b>
<b>Net Taxes</b>	<b>\$2,680</b>
<b>Bedrooms</b>	<b>3 up, 1 down</b>
<b>Total Baths</b>	<b>2 1/2</b>
<b>Basement</b>	<b>Full - Walkout</b>
<b>Washer/Dryer Hookups</b>	<b>Lower Level Laundry Room</b>
<b>Electric</b>	<b>Breaker Panel</b>
<b>Floor Coverings</b>	<b>Wood/Carpet/Laminate/Tile</b>
<b>Hot Water Heater</b>	<b>Gas 40 gal.</b>
<b>Heating System</b>	<b>Payne GFA Furnace (1yr.old)</b>
<b>Air Conditioning</b>	<b>Central Air- New Sept. 2022</b>
<b>School District</b>	<b>Burlington Community Schools</b>



### 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.

**Terms:** \$15,000 earnest money deposit due at the end of the auction with the remainder due on or before November 23, 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.

**Survey:** Seller shall not be obligated to perform a survey of the real estate.

**Septic System:** Seller shall at Seller's expense install a new septic system as required by Iowa Time of Transfer septic law.

**Road Maintenance Agreement:** There is a road maintenance agreement among all property owners on Northview Dr. Each owner contributes \$25 per month to be used to maintain that shared road.

**Reservations:** Seller reserves all personal property including basement refrigerator, washing machine, gas dryer and dehumidifier.

**Inclusions:** Major kitchen appliances, utility shed, window treatments, basement shelving and work benches. Also, Buyer accepts remaining personal property, if any, at closing.

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

**Closing:** Closing will take place on or about November 23, 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](http://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.

**MARILYN M. BOECKER ESTATE - SELLER**

**Lance Boecker & Travis Boecker – Co-Executors**

**Sara Haas of Aspelmeier, Fisch, Power, Engberg & Helling P.L.C. – Attorney for Seller**



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