



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

Highlights Include:

- 2016 Ford Focus SE sedan w/44,470 actual miles
- Maytag washing machine & elec. dryer
- Small chest type freezer
- HUGE!!! amount of holiday and seasonal indoor/outdoor decorations
- Nice modern Oak dining table & chairs and matching hutch
- Kitchen table & chairs, sofa, occasional chairs, coffee & end tables, full & queen size beds, dressers, computer desks, etc.
- Antique oak dressers, washstand and table
- Vintage toys, vintage sports action figures & vintage children's books
- Pokémon & sports trading cards
- Singer sewing machine and sewing notions
- Crocks & jugs
- Bedding, towels and embroidered linens
- Lots of books (paperback and hardback)
- Collectible glassware and figurines
- Acoustic guitars & elec. keyboard
- Usual pots, pans, baking dishes, etc.
- Toro snowblower
- Push lawn mower, leaf blower, string trimmers, etc.
- Hand tools, long handle lawn tools and lawn décor
- Women's mountain bikes

Pickup/Removal of Personal Property: Wednesday, December 11th 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!!



ONLINE ONLY AUCTION

Open House
Mon., Nov. 25th
4:00-5:00 PM

Bidding Ends: Mon., Dec. 9th, 2024 at 10:00 AM
205 S. Leebrick, Burlington, IA

This spacious 2-story, 3-bedroom, 2-bath home offers good-sized rooms, an upstairs gaming room, and ample closet and storage space throughout. It features an enclosed porch, a full basement, and a fenced rear yard with a detached garage. Updates include vinyl double-hung windows, maintenance-free vinyl siding, and an updated furnace with central air, making this home both comfortable and practical!



Register & Bid Now at FraiseAuction.com

Corey D. Fraise
319-470-0115



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





Property Information



Address	205 S Leebrick St
City	Burlington
County	Des Moines
State	Iowa
Bedrooms	3
Total Baths	2
Washer/Dryer Hookups	Main Floor
Heating System	Gas Forced Air
Air Conditioning	Central Air
Hot Water Heater	Gas
Garage	Detached
School District	Burlington Comm. Schools

More Photos
FraiseAuction.com



Bid Now at 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 January 9, 2025. 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, freezer and all other personal property.

Inclusions: Window treatment, refrigerator, stove, built-in shelving, workbenches and any remaining personal property 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 January 9, 2025. 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.

DORIS E. LYON – SELLER

Brayden Roberts – POA and Attorney for Seller