



**PERSONAL PROPERTY
BEGINS CLOSING AT 11AM**



Highlights Include:

- 2022 GMC Canyon Evolution Ext. Cab 2WD truck w/30,581 actual miles
- 2014 Yamaha V-Star motorcycle, shows 1,961 miles
- Motorcycle helmets, leather vests & riding boots
- Whirlpool smooth top elec. oven
- Maytag stainless French door refrigerator w/water & ice dispenser
- Maytag washing machine & elec. dryer
- Modern furniture includes round oak dining table & pressed chairs, coffee and end tables, dressers, nightstands, nice solid oak roll top desk, etc.
- Diecast toys & banks
- Budweiser pool table light, pool balls & cues
- Pots, pans, flatware, utensils, etc.
- Troy Bilt & Yard Force high wheel push mowers
- Vintage restored Briggs & Stratton 4-cycle gas engines
- Craftsman tool chest
- Kobalt lighted workbench
- Big selection of hand tools, wrenches, socket sets, etc.
- Vintage hand tools
- Mechanics stool
- Automotive oils and car care
- Stihl 024 AV chainsaw
- Nice selection of power tools
- Receiver hitches
- Hardware organizers, extension cords & battery chargers
- Ladders, floor jacks & automotive ramps
- Lawn garden tools & lawn décor

Pickup/Removal of Personal Property: Wednesday, February 11th from 3:00 PM to 6:00 PM only. A buyer's premium of 18% will be added to all personal property purchases. All items sell as is, where is, with no guarantees. All purchases must be picked up during the designated time—No Exceptions. Any items not picked up will be forfeited without refund. No alternate pickup dates, no holds, no excuses.

**ONLINE
ONLY**

**MT PLEASANT, IOWA
REAL ESTATE AUCTION**



**Bidding Ends: Tues., Feb. 10th, 2026 at 10AM
1009 E MONROE ST, MT PLEASANT, IA**

Centrally located near grocery stores, restaurants, and major retailers, this 2-bedroom, 1-bath home will sell at absolute auction, regardless of price. The property offers approximately 1,064 sq. ft. of living space with an attached 1-car garage and a full basement. The basement is expansive and has experienced past settling; however, it has been professionally improved with a basement waterproofing system, wall anchor plates, and a sump pump. Additional features include a newer metal roof and a desirable corner lot location. While the interior could benefit from cosmetic updates, this home represents a solid opportunity for homeowners, investors, or renovators looking to add value.



Register & Bid Now at FraiseAuction.com

**Corey Fraise
319-470-0115**



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



Property Information

Address	1009 E Monroe		
City	Mount Pleasant		
County	Henry		
State	Iowa		
Style	Ranch	Bedrooms	2
Year Built	1964	Total Baths	1
Sq. Ft.	1,064	Laundry Hookups	Kitchen
Lot Size	100' x 90'	Heating System	Gas Forced Air
Roof	Metal	Air Conditioning	Central
Siding	Vinyl	Basement	Full
Floors	Hardwood, Vinyl	Electrical	Breaker Panel
Assessed Value	\$87,340	Garage	1 Car Attached
Net Taxes	\$900	School District	Mt Pleasant

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 about March 10, 2026. 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, inspections or any other contingencies.

Reservations: Refrigerator, elec. stove, washing machine, electric dryer and all other personal property.

Inclusions: Pool table, window treatments, built in microwave 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 about March 10, 2026. The balance of 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.

SAMUEL ARTHUR RUTH- SELLER

Jeffrey D. Ruth – P.O.A.

Seleta Bainter of Bainter & Thomas Law Office Mt. Pleasant, Iowa – Attorney for Seller