



PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

ONLINE ONLY AUCTION

FORD PICKUP

- 1996 Ford F-150 XL 2WD pickup w/146,620 miles, good daily driver

LAWN & GARDEN

- Antique John Deere 111 riding mower, runs and includes side mount extension
- John Deere LT133 riding mower, runs
- John Deere riding mower cab, front mount snowblower, tire chains & wheel weights
- 42" Lawn sweep, lawn thatcher & John Deere tilt bed lawn trailer
- Craftsman 7hp/17" rear tine garden tiller
- Multiple Toro gas snowblowers (Mr. Downer bought & repaired them)
- Push mowers, chainsaws, string trimmers, pole saws, hedge trimmers, etc.
- Wheelbarrow and lawn tools
- Rubber tire gardening carts
- Step and extension ladders
- Delta 2200 PSI gas power washer
- Assorted fuel cans

WOOD WORKING EQUIPMENT & TOOLS

- Woodworking equipment to include Delta 12" portable planer, Central Machinery dust collector, Craftsman 10" table saw, Porter Cable 18" scroll saw, Drill press, Craftsman 6" joiner/planer, etc. Also selling many jigs & guides, wood clamps, quick grip clamps, bar clamps, rulers/squares, Grizzly 6" universal surface grinder, DeWalt drills, sanders, Milwaukee sawzall, drill bits, Dremel's, pneumatic air tools, multiple routers & bits, circular saws, handsaws, misc. hardware and more.
- Plus, large collection of woodworking magazines
- Craftsman & others wrenches and socket sets
- Lrg. quantity of general hand & mechanics tools
- Tap & Die sets
- Like new Craftsman 80,000 BTU contractor's heater
- Rolling work benches, tool chests & automotive cabinets
- Craftsman 3HP air compressor
- Hand carts, jack stands, 3T floor jack, etc.
- Lincoln 225-amp welder
- Advertising metal barrels

APPLIANCES · FURNITURE · HOUSEHOLD

- Newer Whirlpool stainless LP stove
- Newer Frigidaire stainless refrigerator
- Panasonic stainless microwave
- Maytag Bravos washing machine
- Kenmore elec. dryer
- Small Kenmore chest type freezer
- Like new Slumberland upholstered lift chair
- Sleeper/sofas & swivel rockers
- Flatscreen TV's
- Solid oak furniture to include: bookcases, end tables, night stands, pantry cabinet, side tables, round dining

- table & chairs, curved glass curio cabinet and slant top desk.
- Full size beds, dressers & chests of drawers, cedar chests, drop table & chairs, blanket chest & padded folding chairs
- Outdoor patio furniture & benches
- Name brand countertop appliances, usual pots, pans & baking dishes, flatware & utensils, etc.
- Bedding & bath towels
- Quality hardwood wall décor handmade by Donald Downer
- White sewing machine & cabinet
- Reading lamps & office supplies

GLASSWARE & COLLECTIBLES

- Oil lamps, Carnival & Ruby glassware
- German beer steins
- Antique full size iron bed
- Vintage picnic basket collection
- Vintage cameras
- Burlington, Iowa beer & soda bottles
- Cigarette advertising lighters
- Vintage tools & primitives
- White House Dairy bottle
- Night Rider metal lunch box
- Quilts
- Western stoneware crock

Pickup/Removal of Personal Property: Wednesday, December 18th from 11am -4pm (Bring your own help & boxes for removal). 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!



Open House
SUN., DEC. 1ST
1:00-2:00 PM

Bidding Ends: Mon., Dec. 16th, 2024 at 10:00 AM
10735 Stony Hollow Rd, Sperry, IA

Ideally located between Burlington and Mediapolis, Iowa, this rural home and acreage offer peaceful country living on a beautiful 2-acre m/l shaded lot. The ranch-style home features 1,008 sq. ft. of living space with 3 bedrooms, 1 bath, main floor laundry, an eat-in kitchen with oak cabinetry, and a 4-season sunroom addition. Enjoy the outdoors from the covered front porch or rear concrete patio. The property also includes a detached 2-car garage with a heated and cooled rear workshop with overhead door, a 12' x 26' pole building with lean-to, and two 12' x 12' utility buildings. A versatile and inviting opportunity awaits!



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	10375 Stony Hollow Rd
City	Sperry
County	Des Moines
State	Iowa
Style	Ranch
Year Built	1958
Sq. Ft.	1,008
Lot Size	2± Acres
Foundation	Concrete Slab
Roof	Asphalt Shingle
Assessed Value	\$139,300
Net Taxes	\$1,390
Bedrooms	3
Total Baths	1
Washer/Dryer Hookups	Main Floor
Heating System	Gas Forced Air
Air Conditioning	Central Air
Hot Water Heater	Gas
Garage	Detached
School District	Mediapolis

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: \$15,000 earnest money deposit due at the end of the auction with the remainder due on or before September 4, 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.

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

Septic System: The property includes a functioning septic system; however, as the Seller is an estate, they are exempt from the requirement to conduct a septic system inspection.

Survey: Seller shall not be obligated to perform a survey.

1,000 Gallon LP Tank: Tank is rented from Yarmouth Oil. Buyer shall reimburse Seller at closing for remaining LP at that day's market price.

Inclusions: Window treatments, range hood, electric fireplace, built in shelving and workbenches in garage and any remaining items at the time of closing.

Reservations: Seller reserves all appliances and all other personal property.

Closing: Closing will take place on or before January 16, 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!

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.

DONALD L. DOWNER ESTATE - SELLER
BJ JAHN - Attorney for Seller