

RYAN, IOWA

# Absolute Without Reserve\* REAL ESTATE AUCTION

To be held at Manchester Livestock Auction

1624 220th Street - Manchester, Iowa

**SATURDAY MORNING FEBRUARY 23, 2019 @ 9:00 AM**

**THOMAS C. FRASHER ESTATE**

**PAMELA J. MOSER ESTATE**

Property Address 107 Washington Street – Ryan, Iowa

Ranch Style Home, 14' x 24' Detached Garage + 30' x 24' Detached Building



INSPECTION OF REAL ESTATE & OR TRACTOR ONLY SATURDAY FEBRUARY 16th from 8:00 AM to 9:00 AM  
No Private Showings

\*This is an absolute auction subject to a minimum starting bid of \$3,000.00.

## Terms

Cash Sale. The highest bidder will be required to pay \$2,000.00 sale day and to sign a purchase agreement calling for the unpaid balance to be paid in full on delivery of deed and abstract. Current annual real estate taxes \$852.91. Due to Disabled Credit combined with Homestead Credit no real estate taxes are payable by Seller and therefore no proration will be given at closing. Purchase is made without buyer contingency of any kind and is based solely on purchaser's judgment. All measurements, descriptions, and other details have been obtained from sources deemed reliable however verification of any or all items are considered to be made by prospective purchaser's finding of facts, both off & on premises. Auctioneer/Real Estate Broker represents the Seller.

A transfer of title by a fiduciary (Executor) is exempt from providing a Property Disclosure Statement and for that reason none will be provided nor is the purchase contingent on or subject to any inspection. The property is being sold strictly "as is where is with all faults known or unknown, seen or unseen". **The house has been severely neglected and needs a complete renovation. Those who have the time and talent should realize the opportunity and could change it from it's current condition.** The Seller, Seller's Legal Counsel and Fiduciaries, and the Auction Firm assume no liability for errors and/or omissions.

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All items of personal property remaining inside & outside of property day of possession and final settlement become the property of the Buyer without requirement of further payment from Buyer to Seller or reimbursement from Seller to Buyer and no guarantees are made as to the volume or individual items remaining at settlement. There are 3 vehicles outside [1992 Ford Taurus, 1976 Ford pickup, 1953 International truck] (no titles provided), a trailer frame, a backhoe for a tractor, riding mowers, shop items, and other items impossible to see due to the snow cover including what might be a 3 point rear blade! All these items, and more, sell in bulk with the real estate **except selling separate following the real estate auction a John Deere utility tractor (model number unknown but looks like a 1020?) with a John Deere 364 loader. Tractor will NOT be at auction site so you must view it Saturday February 16th ... no private showings**

Not Responsible For Accidents or Loss Of Any Kind On Premises At Anytime



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## WATERHOUSE REALTY & AUCTIONEERS

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AUCTION ..... THE SOUND THAT MOVES MILLIONS ..... PEOPLE & DOLLARS