

ONLINE ONLY MONTROSE, IA ESTATE AUCTION

BIDDING ENDS: WED., JUNE 21ST AT 10AM

**OPEN HOUSE:
TUES., JUNE 6th
4:30 - 6:00PM**

2 HOMES FOR 1 PRICE

2661/2663 245TH AVE, MONTROSE, IA

MAIN RESIDENCE – 2661 245TH Ave: Move in ready and well-maintained stick built home built 2006 with 936 sq. ft of living area. Includes eat in kitchen w/oak cabinetry, full bath, living room, bedroom and mudroom/office with laundry area. There is an enclosed side porch, front deck and full poured concrete basement with the possibility of a 2nd bedroom. Updates include floor coverings, vinyl siding & metal roof. Additionally, there's a 2 car detached garage with rear lean to for additional equipment storage. Central Lee Schools!

Manufactured Home – 2663 245th Ave: Manufactured home built in 1989 with 924 sq. ft. of living area. Includes 2 bedrooms, full bath, kitchen, living room and hallway with laundry areas, plus an enclosed front porch. Updates include floor coverings, vinyl siding, metal roof and vinyl replacement windows.

****ALSO SELLING PERSONAL PROPERTY– STARTS CLOSING AT 11:00 AM****

Highlights Include: 2018 Chevy Silverado 1500 4X4 Crew cab pickup w/63,378 miles. 2021 Bobcat CT1025 Compact Tractor w/60 hours. Bobcat 48" box blade. 2019 Scag Tiger II Cat zero turn mower. 2013 Sure Trac tilt bed car hauler. 2011 Chevy Impala. Hand-guns, long guns & ammo (Please note that for security reasons all firearms & ammo have been removed from the property. All Federal Firearms Laws will be strictly enforced!) Refrigerators, chest type freezers, washing machines & elec. dryers. Flatscreen TV's. Nice selection of newer modern furniture to include Lay Z Boy dual reclining sofa & matching recliner, swivel rockers & recliners, TV stands, full & queen size beds, dressers & night stands, buffet, side tables, kitchen table & chairs, etc. Pots, pans, flatware, baking dishes & countertop appliances. Glassware, antiques & collectibles. Lots of name brand hand tools, elec. & battery operated power tools, wood working equipment. Tool chests, work benches, quick grip & bar clamps, hardware, etc. Locksmith tools, hardware & key duplicator. Porter Cable contractor's air compressor. Stihl MSA 120c battery operated chainsaw & Stihl GTA 26 pruners. String trimmers, leaf blowers & Stihl 041 Farm Boss chainsaw. Craftsman lawn thatcher, AgriFab spreader & tilt bed lawn cart. The above is an extremely abbreviated list and there are many more items too numerous to list!

JOHN FRANKLIN ESTATE - SELLER



Bid Now at [FraiseAuction.com](https://www.FraiseAuction.com)

319-367-5744