

Live Only

Acreage Auction

Featuring 10+/- Acres, Buildings & 3+ Bedroom Home

June 27, 2026 @ 12:00 PM



**Real Estate Information
& Auction Details 2331
Beaumont Ave, Nashua, Iowa**



5000 11th Street SE

Mason City, IA 50401

(641) 420 -3243

For more than 20 years, Fox Auction Company has helped landowners maximize the value of their farmland through professional auctions and trusted marketing strategies. We combine **local knowledge, nationwide bidding** and **targeted marketing** to deliver results for our clients.



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FoxAuctionCompany.com



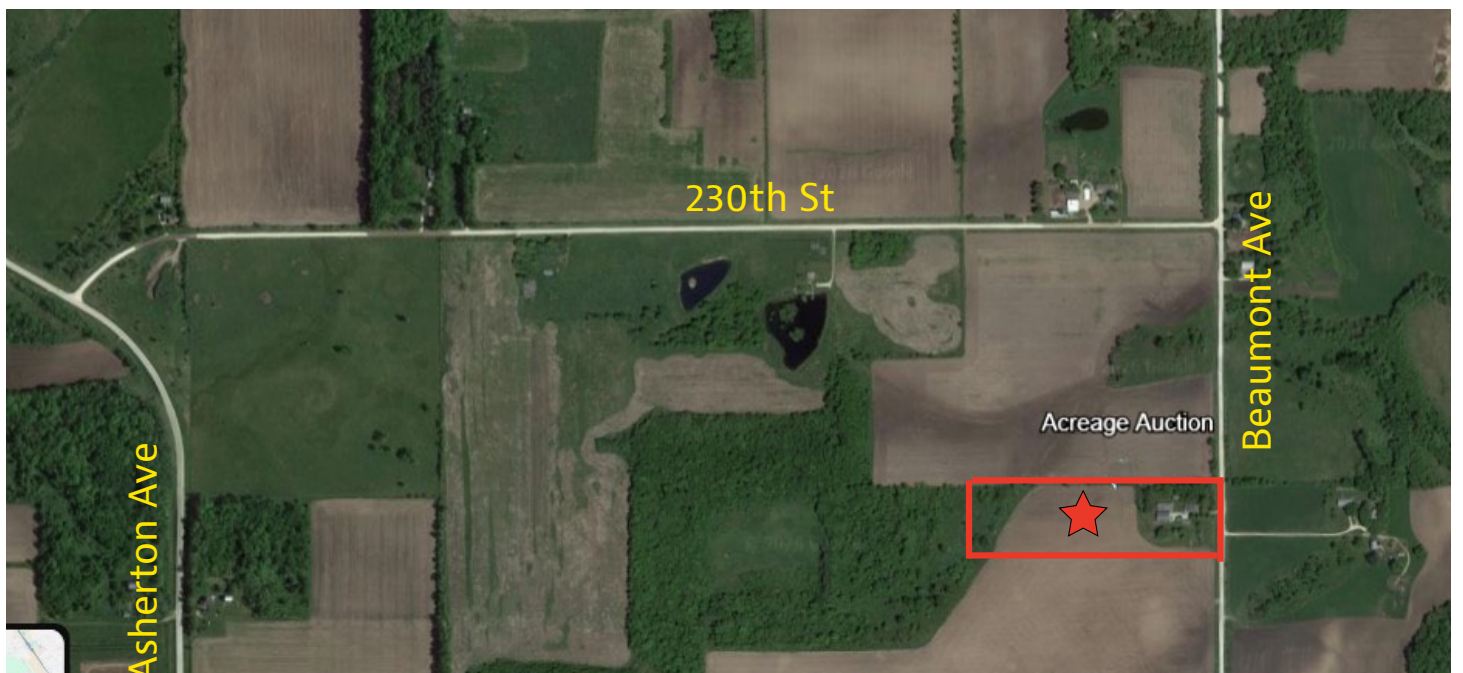
Experience the ideal combination of comfort, functionality, and scenic surroundings with this exceptional **10-acre property**.

This acreage features a 3+ bedroom home full of character alongside multiple outbuildings, ideal for storage, workshop, or agricultural use.

Pride of ownership is evident throughout every inch of this acreage. Included is **tillable farmland**, offering excellent **potential for income**, personal use, or future expansion. The balance of open land and versatile buildings makes this property well-suited for **both residential and agricultural living**.

For more information, contact **Fox Auction Company** we're here to help you step into your new home.





Auction Information

Live Auction

Live only auction on June 27, 2026 at approximately 12:00 p.m. at 2331 Beaumont Avenue, Nashua, Iowa.

Seller:

Jerry Jones

Closing Attorney:

Cronin Skilton & Skilton, P.L.L.C
205 Brasher St, Nashua, IA 50658
Phone: (641) 435-2462

Auctioneer:

Frank A. Fox
Fox Auction Company
5000 11th Street SE
Mason City, IA 50401
(641) 420-3243
frank@FoxAuctionCompany.com

Method of Sale

1. This is a live only auction.
2. Auction will be held on June 27, 2026 at approximately 12:00 PM at 2331 Beaumont Avenue, Nashua, Iowa.
3. The sale price will be by "lump sum" meaning the bid price is for the entire farm and NOT per acre.

Special Provisions

- 1) Closing will occur approximately 30 days after a clear title has been received.
- 2) This sale is **NOT** subject to financing.
- 3) This sale **IS** subject to a farmland lease or rental agreement. The buyer will get landlord possession at time of closing.
- 4) Sale price is **NOT** subject to the outcome of a survey, whether existing or new.
- 5) A 10% deposit (non-refundable) is due at the time of signing the purchase agreement.
- 6) All lines, drawings, boundaries, dimensions, and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale, and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for the evaluation of the property and shall not rely upon the Seller, Broker, or Auctioneer, their Employees, or Agents.

- 7) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. The sellers do not guarantee or warrant that the occupation lines coincide with the survey lines.
- 8) The seller will provide an abstract at the seller's expense.
- 9) Real estate taxes will be prorated to the date of closing. Unpaid special assessments (if applicable) to be paid by the seller.
- 10) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall fieldwork before closing, that will also be at the buyer's risk. The buyer will be required to execute an early possession agreement if fieldwork and improvements (such as tree//brush and fence removal and drainage tile installation) will be started prior to closing.
- 11) The real estate may be acquired or sold as replacement property as part of a tax-deferred exchange as defined in Internal Revenue Code Section 1031.
- 12) This information has been gathered from reliable sources but Fox Auction Company, the closing agent, and the sellers do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.
- 13) This property is being sold "AS IS." The property is being sold subject to any easements, including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.
- 14) Fox Auction Company and Cronin Skilton & Skilton, P.L.L.C, the closing agent, are representatives of the Seller.

Property Information

SIZE – 10.0 +/- Gross Acres, 5 +/- Tillable Acres

LEGAL DESCRIPTION – Parcel B of the Southwest ¼ of the Northwest ¼ of Section 28, Deerfield Township, Chickasaw County, Iowa.

LOCATION / ADDRESS – 2331 Beaumont Avenue, Nashua, IA

REAL ESTATE TAXES – \$2,422.00 per year

TILLABLE ACRES – 5 +/- Acres

CSR2 AVE – 82.1

ZONING – This tract is zoned Ag Dwelling / Agricultural.

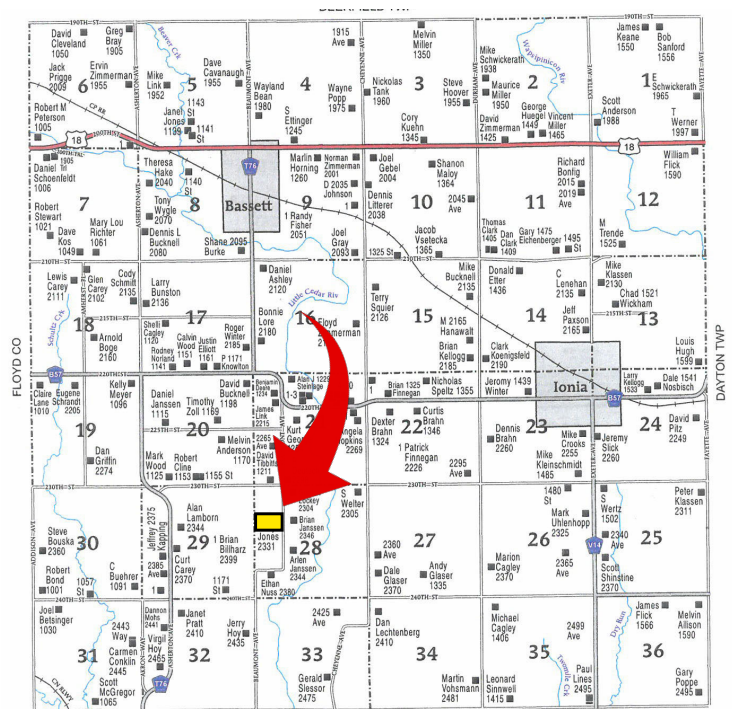
SEPTIC SYSTEM: Concrete septic system (under 10 years old) with functioning leach field. A time of transfer will be scheduled and conducted prior to closing.

WELL: New well in 2009 with a submersible water pump. Well is 130' deep.

LAND POSSESSION – Due to a valid farmland lease for the 5 +/- tillable acres, buyers will have landlord possession at the time of closing.

ACREAGE POSSESSION: Buyers will have acreage possession at the time of closing.

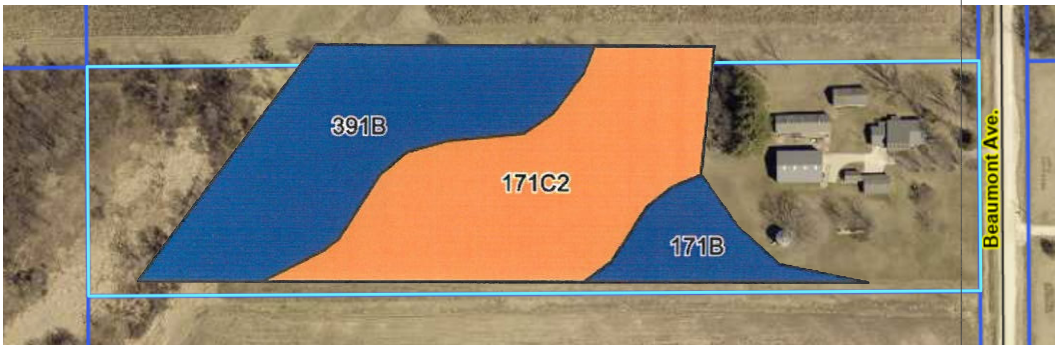
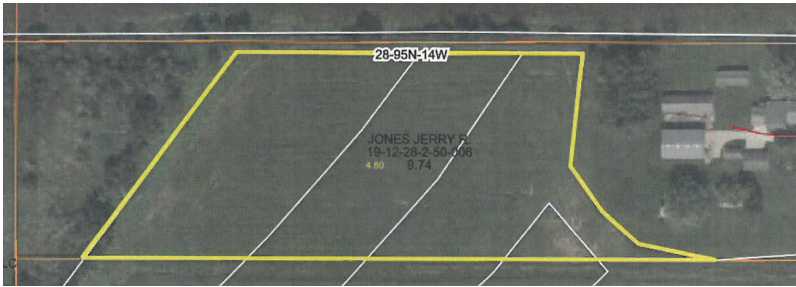
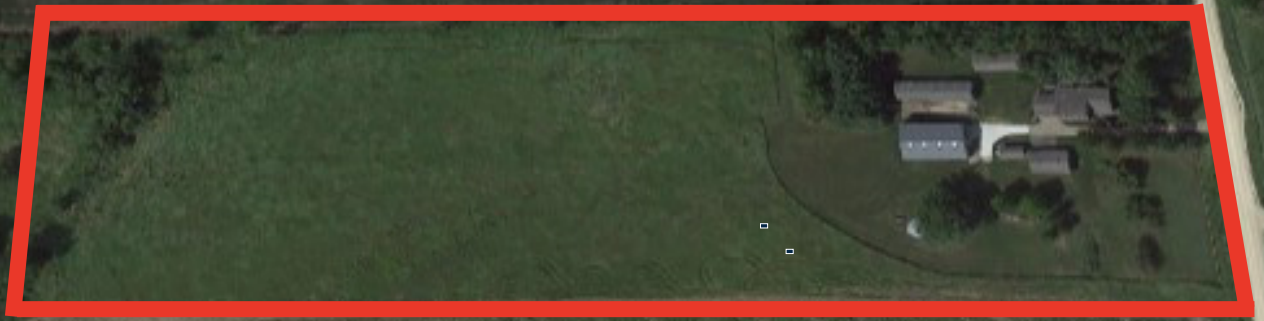
Deerfield Township Chickasaw County, Iowa



Property Information Cont.



Property Information cont.



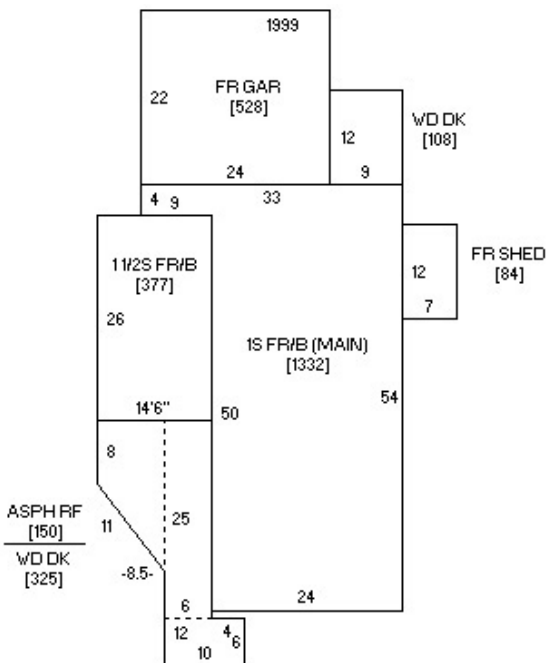
Area Symbol: IA037, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.27	47.3%		Ille	77	10.3	6.1	174	3.9	88.5	6	50	63	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.03	42.3%		Ilw	87								86	
171B	Bassett loam, 2 to 5 percent slopes	0.50	10.4%		lle	85	10.7	6.4	215	3.9	92	6.4	62	73	
Weighted Average						2.47	82.1	6	3.6	104.7	2.3	51.4	3.5	30.1	*n 73.8

Dwelling Information

YEAR BUILT: 1978 (attached garage build in 1999)

- SIZE: 1,973 SF
- BASEMENT: 1043 SF total
- HVAC: Forced Air/Gas
- CENTRAL AIR: Yes
- DECK: Yes - 2
- GARAGE: Yes - 2
- BEDROOMS: 3+
- DINING: Eat in kitchen & dining room



Dwelling Information Cont

Unique Feature

- Loft



Back Entry (Garage)

- Entry from garage
- Sink & Closet
- Size:-3-½' x 7'



Kitchen

Size: 8-½' x 19'

Eat-in Kitchen

Entrance to root cellar separate from basement



Dwelling Information Cont

Dining Room

- Size:16'x13-1/2'



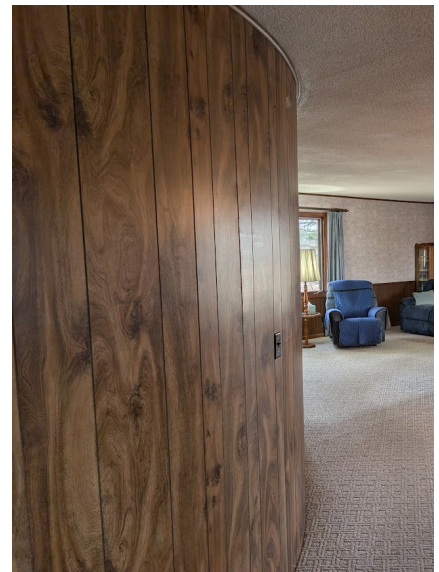
Laundry/Plant Area

- Size 6'x5'
- Great sunlight



Unique Feature-

- Curved wall



Dwelling Information Cont

Living Room

- Size:20'x21'
- Staircase to finished basement
- Doors to front deck



Main Bath

- Size:9'x7'



Dwelling Information Cont

Bedroom 1

- Size 14'x12'
- Attached bath
- Bath size: 5'x4-½'



Bedroom 2

- Size: 13-½' x 12'



Dwelling Information Cont

Bedroom 3

- Size: 15x6
- reading nook 4x11-1/2)



Library/Den

- Size: 12 x 14



Dwelling Information Cont

Basement 2 (root cellar)

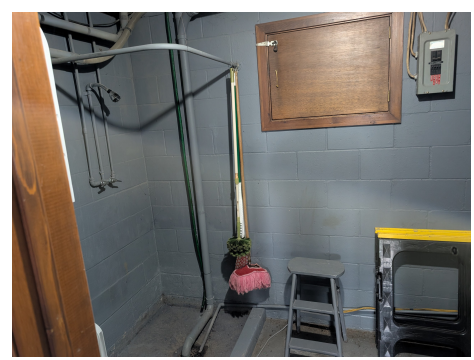
- Entry from kitchen
- Size: 16-1/2' x 10-1/2'



Dwelling Information Cont

Basement 1

- Entry from living room
- Family Room - 22'x12'
- Bedroom 4- 12'x8'
- Utility Room 10-½' x 6'



Dwelling Information Cont

Deck 1

- 325 SF
- Located in front of home



Deck 2

- 150 SF
- Located in back of home



Dwelling Information Cont

Attached Garage

- Attached
- 1 Stall
- built in 1999
- 528 SF
- Garage Door Size
15.5' x 8'



Mechanical & Electrical

Basement 1



Basement 2



Mechanical & Electrical Cont.

Back Entry



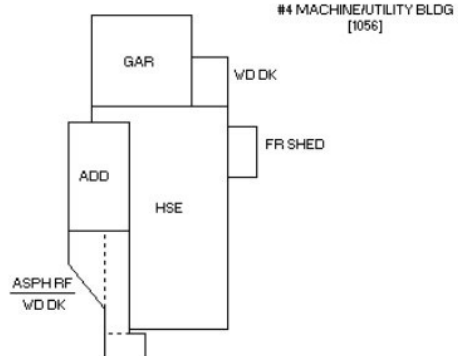
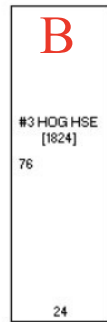
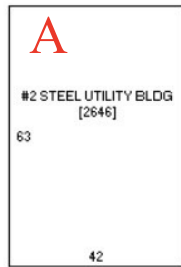
Garage



Outside, East side of Home



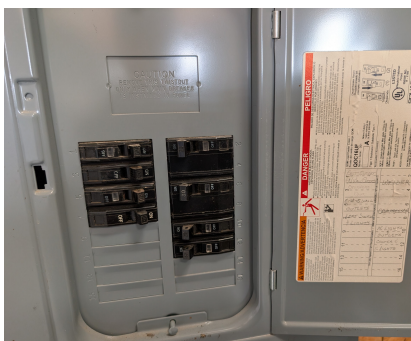
Building Information



Building Information cont.

A. Steel Morton Utility Shed

- 42'x63'
- Built in 2006
- Features heated shop, water, electrical and concrete floor



Building Information cont.

B. Storage Building

- 24' x 76'
- Built in 1940



C. Storage Building

- 22' x 48'
- Built in 1940



Building Information cont.

D. Detached Garage

- 36' x 24'
- Built in 1980

