



WORTH COUNTY LAND AUCTION

Tuesday, January 26th @ 10:30 am

ONLINE AUCTION ONLY



Located approximately 1/2 mile north of Hanlontown, Iowa on Grouse Ave

33.37 ± Gross Acres with 30 Acres Tillable

Current Taxes - \$848.00

Highly Erodible (HEL)

Conservation Plan still allows continuous row crop rotation with reduced-tillage & residue management

Currently in grass hay since 2013

Yielding 2.5 ton/acre/year grass hay with little inputs

0.5 acre pond included in the acres with crop history

CSR2 = 82.1

Open to farm in 2021

Join us on Auction Day at Fox Auction Yard, 5000 11st Street S.E., Mason City, IA
Our staff will bid live for you or provide you with computer assistance



Real Estate Term & Conditions

Deposit of \$25,000 (non-refundable), due on the day of auction when the successful bidder will execute a standard real estate contract. Buyers shall provide a bank letter of credit in the amount of the deposit or through prior arrangements suitable to the seller's and auctioneer. The remainder of the purchase price is due at the closing in approximately 45 days. Sellers will pay transfer tax and provide a clear marketable title at closing. Real Estate taxes will be prorated to the date of closing. The property is being sold "As is where is". Closing handled by Benchmark Agribusiness, Mason City. Buyer is responsible to perform their own due diligence in regard to the value and fitness of the property. Sellers have the right to reject any or all bids. Statements on the day of the auction will take precedence over all prior communication, written or oral. The information gathered for this brochure is from sources deemed reliable but cannot be guaranteed by the auctioneer or seller. All acres are considered more or less. The property is being sold subject to any easements including road, drainage, utility or other easements of record pending. The sellers do not warranty or guarantee that existing fences outside coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.



For questions and more information, contact:
Auctioneer: Frank Fox 641-420-3243
Closing Broker: Fred Greder 641-425-0080



Visit our website for soil & tile maps, terms, and more information!

FoxAuctionCompany.com

641-420-3243