

Main Level

- Kitchen - 10x9.5
- Dining - 13x12
- Living Room - 13 x 25
- Bedroom #1 - 10x12
 - Closet - 5x2
- Bathroom #1 - 7x5
 - Sink, Toilet, Shower, Tub - Full Bath
- Bedroom #2 - 10x12
 - Closet - 6x2.5
- Bedroom #3 (Primary Suit) - 13x14
 - Bathroom #2 - 8x4
 - ¾ Bath, Connects to Kitchen
 - (2) Closets - 2x4
- Deck - 12x19

Downstairs

- Basement - 26x50
 - Water heater - Seller thought it was dated sometime in the 1990s
 - Furnace - Dated 1996
 - Water Softener
 - Washer, Dryer

Sheds

- Morton Building - 54' W x 72' L
 - Door - 23.5' W x 14' H
- Shed - 40' W x 26' L
 - Door - 13' W x 8.5' H
- Lean To - 40' W x 22' L
 - (2) Doors - 8' H x 17' L
- Detached Garage - 22' W x 24' L
 - (2) Doors - 8' W x 6'9" H
- Attached Garage
 - 22" W x 24' L
- Well House
 - 12' x 8'

Bins

- 14' W x 8' L
- 24' W x 18' L
- 18' W x 16' L
- 18' W x 16' L
- 36' W x 22' L
- 24' W x 22' L
- 36' W x 21' L

Real Estate Terms & Conditions

A deposit of **10%** (non-refundable) is due on the day of the 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 sellers and auctioneers. The remainder of the purchase price is due at closing. 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”. 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 Fox Auction Company, EXIT Realty Mason City, and the Sellers do not guarantee 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. All acres are considered more or less. The property is being sold subject to any easements of record or pending. The sellers do not warrant or guarantee that existing fences coincide exactly with the rectangular survey line. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes. Buyer or Seller may choose to transfer the subject property pursuant to Internal Revenue Code Section 1031, which sets forth the requirements for tax-deferred real estate exchanges. Either party’s rights and/or obligations under this and future agreements may be assigned to a qualified intermediary or exchange accommodation titleholder for the purpose of completing an exchange. The parties agree to cooperate with each other in a manner necessary to enable the completion of an exchange. Such cooperation shall be at no additional cost or liability to a non-exchanging party. Fox Auction Company and EXIT Realty Mason City are agents for the seller.



Additional Information

- Morton Building has a storage lease the will end on March 1st, unless buyer choose to continue renting.
- Buyer will obtain landlord possession at closing for cropland acres until after 2023 harvest.
- CRP is in year 3 of 10. Seller will retain income for 2023. Buyer will receive all future payments.
- There will be a credit at closing to the buyer to update the septic system.
- The well has been tested and passed.
- Survey is pending. 10 total acres will be surveyed from property & some surrounding farmland.
- There is a potential for a windmill easement on the neighboring property.