



Acreage Information

Auction Date:



Open House:



713+/- Acres

Frank Fox, Auctioneer
Fox Auction Company
(641) 420-3243
FoxAuctionCompany.com

Acreage & Farmland
Auction

METHOD OF SALE:

This is a live auction with simulcast online bidding. Bidding will begin on **Thursday, December 11, 2025 at 10:30 a.m at St. Patrick's Catholic Church gym located at 410 East Patrick Street, Dougherty, Iowa.** TRACTS 1-5 will be sold on a per-acre basis and will be offered through the BUYER'S CHOICE METHOD. This method allows the highest bidder to choose, in any order, one or more tracts for their winning bid. The sale price will be the highest bid times the gross acre multiplier of the chosen tract(s). The sale will continue until Tracts 1-5 are sold, then **Tract 6 (Acreage) will be sold last. The acreage will be sold in a lump sum and is not part of buyer's choice.**

Tract #1 – Bid times the multiplier of 79.5 (multiplier may change after completion of survey)

Tract #2 – Bid times the multiplier of 158.98

Tract #3 – Bid times the multiplier of 158.43

Tract #4 – Bid times the multiplier of 153.99 (multiplier may change after completion of survey)

Tract #5 – Bid times the multiplier of 158.07

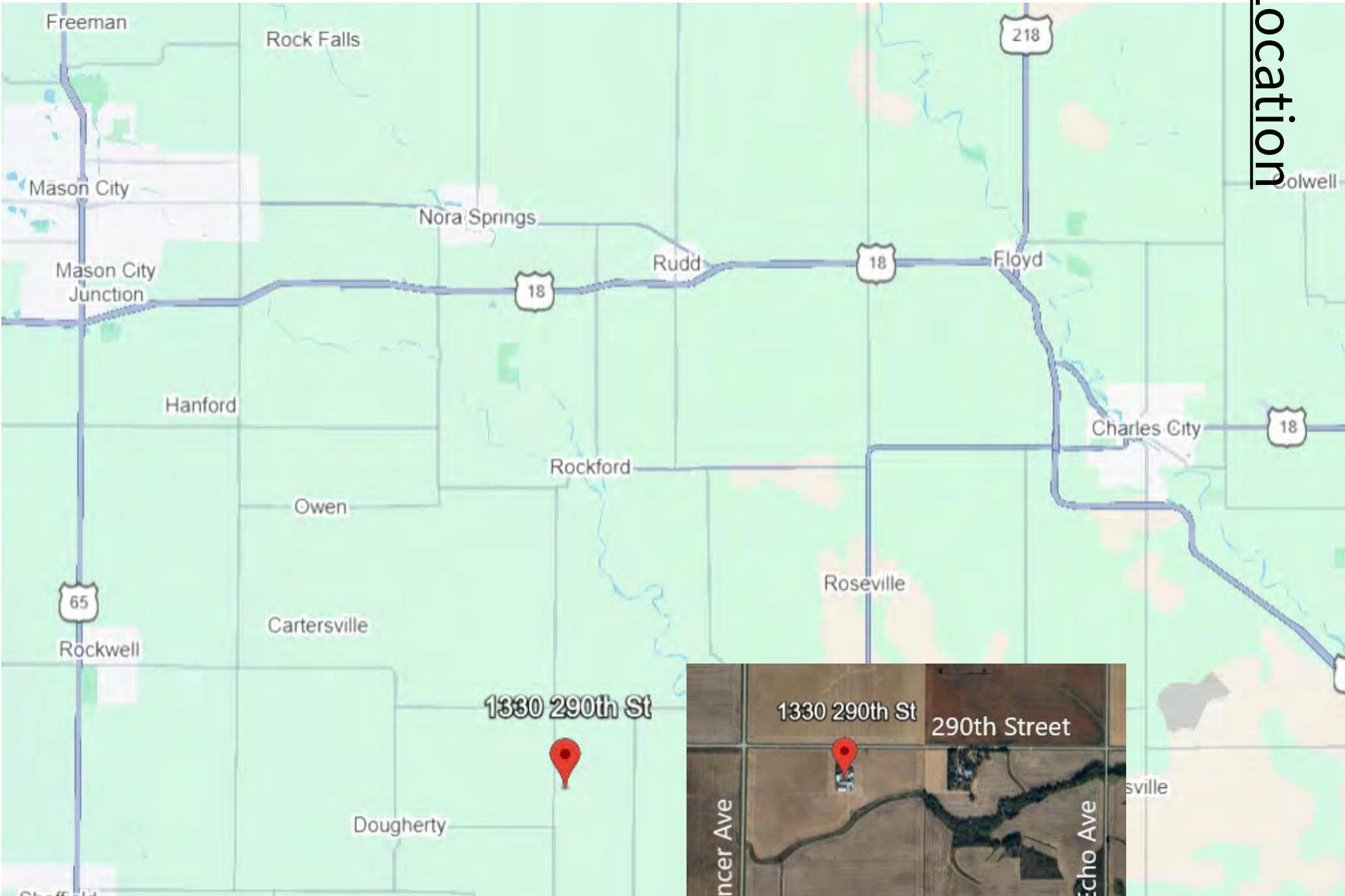
Tract #6 (Acreage) – bid times the multiplier of 1, lump sum

SPECIAL PROVISIONS:

1. Closing date January 2026.
2. This sale is not subject to financing.
3. The buyer will get outright possession for the 2026 growing season. The 2025 lease has been terminated.
4. Tract #6 will be surveyed off by a professional surveyor.
5. Sale price is NOT subject to the outcome of the survey.
6. A 10% deposit (non-refundable) is due at the time of signing the purchase agreement.
7. The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses, except as provided for in provision #4, will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
8. The seller will provide an abstract at the seller's expense.
9. The cropland has been enrolled in the ARC/PLC program for the 2025 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases, and existing CRP contracts to the buyers.
10. Real estate taxes will be pro-rated to the date of closing. Unpaid special assessments (if applicable) to be paid by the seller.
11. 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.
12. 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.

13. The buyer(s) must assume any CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP. The CRP annual income will be prorated to the date of closing.
14. The sale price will be arrived at by using a multiplier determined by information deemed reliable. Fox Auction Company, the closing attorney and the sellers do not guarantee accuracy,
15. This information has been gathered from reliable sources but Fox Auction Company, the closing attorney, 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.
16. 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.
17. Fox Auction Company and the closing attorney are agents for the Sellers.

Location



Tract 6

PROPERTY DESCRIPTION- Approximately 5 +/- acres in the NW ¼ of Section 27, Scott Township, Floyd County, Iowa.*

LOCATION / ADDRESS: 1330 290th Street, Marble Rock, Iowa.

PROPERTY SIZE: Approximately 5 +/- acre home and buildings. *

REAL ESTATE TAXES: \$1,040/yr per estimate by the Floyd County Assessor. This estimate is subject to change after the survey is completed.

POSSESSION: The buyer will get outright possession upon closing.

SEPTIC SYSTEM: Septic inspection will not be conducted due to this property being exempt from Iowa's time of transfer septic inspection per Iowa Code 455B.17(3).

WELL: The following information was provided in regards to the well:

- 6" well casing
- 143' well depth
- 104' static water level
- 106' pump set

The following information was provided in regards to the well pump:

- ½ HP submersible well pump, Model 10GS05412CL, S/N H2346010
- ½ HP control box

HVAC: A Lennox condenser and cased coil was installed 7/11/24.

BUILDINGS:

Dwelling 1: The one-story house built in 1978 is 1566 square feet of living space with a two-stall garage attached. The first floor has a kitchen, dining area, living room, full bath, four bedrooms, a ½ bath, and laundry room. The basement is open and is partially finished. The home has electric heat in the ceiling and central air.

Dwelling 2: The 1-½ story house built in 1947 is 1357 square feet and has one bedroom and a full bath on the first floor and two bedrooms on the second floor.

*A survey will be conducted. Gross and tillable acres, legal descriptions, and property taxes may change after the survey.

Buildings on the property are as follows:

Building No. 1

Year: 1982

Size: 54'x117', 6318 Square Feet

Power

Building No. 2

Year: 1987

Size: 48'x90', 4320 Square Feet

Power

Building No. 3:

Year: 1964

Size: 26'x36', 936 Square Feet

Building No. 4

Year: 1964

30'x50', 1500 Square Feet

Building No. 5

Year: 1995

Size: 36'x50', 1800 Square Feet

Concrete floor

Building No. 6

Year: 1930

Size: 48'x82', 3938 Square Feet

Bin No. 2, 3, 4, & 5

Year: 1968

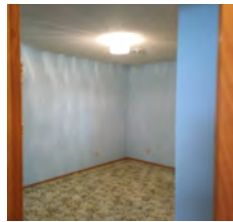
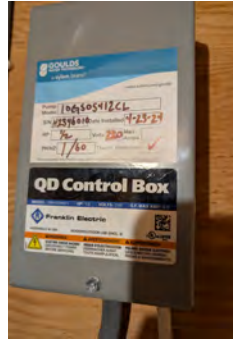
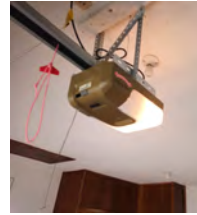
Size: 26' Diameter, 21' High,
9500 BU Capacity w/floor

Building No. 7

Year: 1940

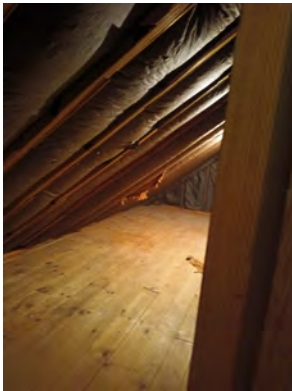
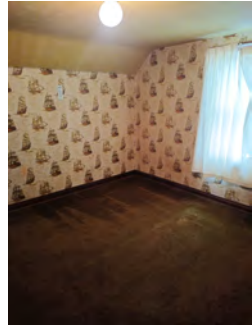
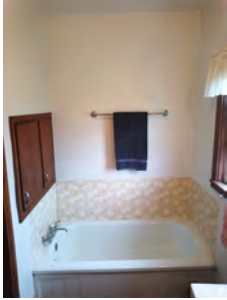
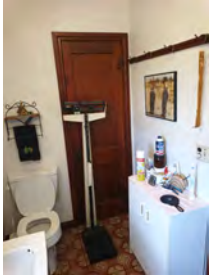
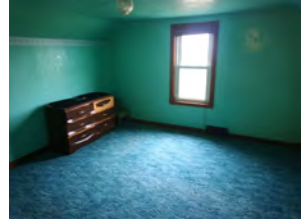
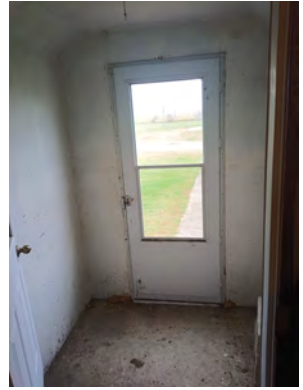
Size: 26'x40', 1040 Square Feet





Dwelling 1

Dwellings 2



Buildings

Building 1



Building 5



Building 2



Building 4



Building 6



Building 3



Building 7





Collection Location kitchen faucet primary house		Collector and Phone wiladsen jessy 641/220-6145	Client Reference edna king	Accession # 2730627
1330 290TH ST MARBLE ROCK, IA		Collected 2025-09-29 10:45	Received 2025-09-30 10:20	Project
Report To	FLOYD CO BOARD OF HEALTH 101 S MAIN ST STE 206 CHARLES CITY, IA 50616-			Sample Description water
				Sample Type Drinking Water
				Sample Source
				Sample Note(s) 1

ADDITIONAL SAMPLE INFORMATION

Amount Enclosed: Not Provided
Check Number: Not Provided

Owner: king edna
Well Number: Not Provided

RESULTS OF ANALYSIS - FINAL REPORT

<u>TEST</u>	<u>RESULT ([MPN]/100mL)</u>	<u>ANALYSIS NOTE(S)</u>
Total Coliform and E.coli Bacteria, SM 9223 B		2
Total Coliform Bacteria	<1	
E.coli	<1	
<u>TEST</u>	<u>RESULT (mg/L)</u>	<u>ANALYSIS NOTE(S)</u>
Nitrate + Nitrite as N, EPA 353.2		3
Nitrate + Nitrite nitrogen as N	<0.10	

SAMPLE AND ANALYSIS NOTES

1. Unless otherwise noted, the sample met container and preservation requirements for the analysis requested. Please review carefully your sample results for additional analyte comments or method exceptions.
2. If the total coliform bacteria and E.coli test results are "Absent" or "<1", these results are satisfactory and the water is bacterially safe for drinking purposes. If the total coliform bacteria test is "Present" or number is greater than or equal to 1 (e.g. 1, 20.7, 50.4, >200.5, etc), this result is UNSATISFACTORY and indicates the water is bacterially UNSAFE and should NOT be used for drinking unless properly disinfected before use (e.g. boiling for one minute). In addition, if the E.coli bacteria test result is also "Present" or number is greater than or equal to 1, this result indicates the water may be contaminated by human or animal sewage. E.coli presence indicates that the water may be contaminated with microorganisms that CAN cause disease and thus, represents a serious health concern. Contact your local county health department or SHL's web site (<https://shl.uiowa.edu/environmental-testing/private-well-water>) for information and guidance to help correct your water quality problem.
3. Interpretation: Nitrate+nitrite as N result less than or equal to 10 mg/L: does not exceed infant health advisory. Nitrate+nitrite as N result greater than 10 mg/L: EXCEEDS infant health advisory and this water should not be used to prepare formula or used for drinking by infants less than six months of age. Contact your local county health department or SHL's web site (<https://shl.uiowa.edu/environmental-testing/private-well-water>) for guidance.

Private well samples are not accredited to the TNI standard.

ANALYSIS INFORMATION

<u>TEST</u>	<u>ANALYZED</u>	<u>SITE</u>	<u>RELEASED</u>	<u>ANALYSIS PREP</u>
1. Total Coliform and E.coli Bacteria, SM 9223 B	2025-09-30 12:50 OPL, DJO	3200	2025-10-01 17:24 DJO	



Collection Location kitchen faucet primary house	Collector wiladsen jessy	Client Reference edna king	Accession # 2730627
--	------------------------------------	--------------------------------------	-------------------------------

TEST 2. Nitrate + Nitrite as N, EPA 353.2	ANALYZED 2025-09-30 16:50 BAB, DJO	SITE 3200	RELEASED 2025-10-02 12:06 DJO	ANALYSIS PREP
---	--	---------------------	---	----------------------

DESCRIPTION OF UNITS

[MPN]/100mL = Most Probable Number per 100 Milliliters
mg/L = Milligrams per Liter

SITE(S) PERFORMING TESTING

3200 STATE HYGIENIC LAB AT THE UNIV. OF IOWA, UNIVERSITY OF IOWA RESEARCH PARK, 2490 CROSSPARK RD, CORALVILLE, IA 52241; Phone 319/335-4500; Fax 319/335-4555; Dustin M. May, Ph.D., Associate Director; Michael A. Pentella, Ph.D., D(ABMM), Director; IOWA ENVIRONMENTAL LAB ID #027; CLIA ID Number 16D0648109

The result(s) of this report relate only to the items analyzed. Where the laboratory has not been responsible for the sampling stage the results apply only to the sample as received. This report shall not be reproduced except in full without the written approval of the laboratory. If you have any questions, please call Client Services at 800/421-IOWA (4692) or 319/335-4500.

Well test looks good. - Jessy Willadsen, Floyd County Board of Health
If you have any questions please call me at 641-257-6145