

Freeborn County Land Auction

Acreage-Tillable-CRP157.83 +/- Acres

Section 36 of Bath TWP, 1 & 12 of Bancroft TWP

**LIVE WITH
ON-LINE
BIDDING**

THURSDAY

Nov.

6th

3:00 PM

**ON-LINE
AT
LANDPROZ.COM
AUCTIONCAST**

Clarks Grove City Hall
101 Independence Ave. N, Clarks Grove

PROPERTY FEATURES:

Tract 1: 1.5 +/- Deeded Acres. Building Site, Older smaller home, great location on blacktop, real Estate taxes \$2,866 (Tracts 1 & 2 combined - Sec 26 of Bancroft TWP)

Tract 2: 37.4 +/- Deeded Acres, 35.7 +/- CRP Acres, CPI of 88.3, prominent soil types: Hamel loam & Kilkenny clay loam. Open to farm for the 2026 season. Real Estate Taxes: \$2,866

Tract 3: 4.5 +/- Deeded Acres, great building site & location on HWY 251 right off blacktop, Real Estate taxes \$4,510 (Tracts 3 & 4 combined - Sec 1 of Bancroft TWP)

Tract 4: 74.43 +/- Deeded Acres, 56.72 +/- Tillable Acres, CPI of 85.4, Prominent soil types: Hamel loam & Kilkenny clay loam, open to farm for the 2026 season. Real Estate taxes \$4,510

Tract 5: 40 +/- Deeded Acres, 38.93 +/- CRP Acres, CRP contract expires in 2030, yearly payments of \$5,766, CPI of 86.2, prominent soil types: Hamel loam & Shorewood Silty clay loam. Real Estate taxes \$2,232. Sec 12 of Bancroft TWP

FOLIE FARM AUCTION

AUCTIONEERS

REALTOR

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