

BROCK AUCTION CO., Inc.

Oto Twsp - Woodbury Co., IA

100 Ac. Of Farm & Pastureland & Acreage

w/Home & 5 Ac. (sells separately)



PUBLIC AUCTION

Tuesday, April 1st, 2014 @ 10:00 a.m.

Sale Held at: Willow Vale Golf Course - Mapleton, IA

LAND LOCATION: Approx. 2 miles NW of Mapleton on Hwy. 141 then N approx. 2 1/4 miles on Plum Ave.

LEGAL DESCRIPTION: S 1/2 of the SE 1/4 & a part of the SE 1/4 of the SW 1/4 all in Section 34, Twsp 86 N, Range 43 W of the 5th PM, Woodbury County, Iowa.

GENERAL DESCRIPTION: In the offering is a really nice rolling farm that has what in todays market is rare. This farm has some great hay/pasture land that is becoming more & more difficult to find since more land is being tilled. However, if you would like you could turn this into cropland as well, the choice is yours.

The Woodbury County FSA Office shows, 104.96 Farmland Acres, 79.48 Cropland Acres. The NRCS & Assessors Office shows the main soil types to be Ida & Monona. There is a weighted CSR2 Average of 52.8. The farm has been in the Barr family for a long time and has been well cared for. You will be able to buy a piece of land that will give you lots of options; from livestock grain combination to just grain if you desire. It is very hard to find a diverse property like this in todays market place.

OPEN HOUSE WILL BE HELD ON SATURDAY, MARCH 22ND, 2014 FROM 1:00 - 3:00 P.M.

The acreage is a horse lovers dream or a really cool place to raise your kids who may want to have a few calves or sheep or some hogs for 4-H projects.

There is a lovely older farm home w/2 bedrooms, nice kitchen dining area, living room & an enclosed room w/working built in fireplace, new shingles in 2012. There are several outbuildings that include a very nice 40'x50'x16' Morton Building, a Large Red Barn w/3 horse stalls, tack room, hayloft, just repainted in 2010. These plus several other outbuildings, this is really set up well for horses & other livestock options as well. What a great place to raise a family & only be a few minutes from town. You can have the best of all worlds!!!

For more details visit: WWW.BROCKAUCTION.COM

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc.** and **Bruce R. Brock Real Estate L.L.C.** will be glad to sit down with you for a confidential no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars worth of Real Estate every year for customers & clients just like you. **Put the Brock Team to work for you!**

KIRK & VICKY BARR - Owners

BROCK AUCTION CO. INC.

Bruce R. Brock Real Estate, L.L.C.



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