

BROCK AUCTION CO., INC.

Cedar Township, Cherokee County, Iowa
Approx. 104+ Unimproved Acres of Good Farmland



PUBLIC AUCTION



Monday, November 24th, 2014 @ 10:00 a.m.
Sale Held at Larrabee Community Center - 101 N. Main Street

LAND LOCATION: 1/2 mile South of Larrabee, Iowa; From Cherokee, Iowa go 5 1/2 miles North from the Highway 59 & Highway 3 intersection on the North Edge of Cherokee on Highway 59 to 460th Street then 1/2 mile East.

LEGAL DESCRIPTION: The W 1/2 of the NW 1/4 & a part of the W 1/2 of the SW 1/4 in Section 26, Township 93 North, Range 40 West of the 5th PM, Cherokee County, Iowa.

GENERAL DESCRIPTION: In the offering is a nice laying Cherokee County farm. What a great location that makes access so easy to all the local markets. Only minutes away from the ethanol plant & several of the areas super grain marketing facilities gives you great flexibility & exposure to multifaceted markets.

As most of us know it is hard to find an investment that holds the potential for future growth & at the same time give you a reasonable rate of return. Perhaps the biggest plus is that unlike so many other investments, you will be completely in control of what you do with this land; as opposed to someone else having the "say so" over your hard earned money. This is a very nice piece of property that you can be proud to own and with a little work even make it a little more attractive. Take a good hard look at this farm and see if it doesn't hold a lot of promise for you and your family.

The Cherokee Co. FSA office shows 103.9 Farmland Acres w/94.15 Cropland Acres with a 52.1 Acre Cornbase w/a 116 bu. Direct & CC Yield Index, and a 24.9 Acre Soybean base w/a 34 bu. Direct & CC Yield Index. The NRCS & Assessors Office shows the main soil types to be, Galva & Coland with several other soil complex's that are shown on our website at www.brockauction.com. The farm has a weighted CSR average of 55.7 & a CSR II average of 72.4

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!**

If you would like more information on this property or any others we have, or if you are considering selling property, we have a nationwide network of investors and buyers looking for property of all kinds. Contact **Brock Auction Company, Inc.** or **Auction Realty of America** and we will be glad to help you.

TERMS: The purchaser(s) will be expected to pay 10% of the purchase price on the date of sale & sign a real estate contract agreeing to pay the balance on or before December 26th, 2014 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land may be farmed for the 2015 Crop Year. Seller pays the 2014 taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold "As-Is", so inspect to the extent deemed necessary and rely on your own judgment when bidding. The Auctioneer/Broker is representing the sellers interest in this transaction. The sale is subject only to the owners approval. All announcements made the day of sale shall supersede any previously written or oral statements.



More Pictures & Details at
WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

CLARKE CROCKER - Owner

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

BROCK AUCTION CO., INC.

WWW.BROCKAUCTION.COM

LICENSED IN:
 Iowa, Nebraska & South Dakota



Bruce R. Brock
 Broker
 World Champion Auctioneer
 30 Plymouth St. SW
 Le Mars, Iowa 51031
 877-653-4016 Toll Free
 712-548-4634 Office



4th Generation Since 1919
 Offices in Iowa & South Dakota

- Darrell Scott - Mapleton, IA 712-208-0003
- Brian Rubis - Le Mars, IA 712-253-5481
- Steve Gaul - Hawarden, IA 712-551-2586
- Adam Karrels - Sturgis, SD 605-490-1701
- Pat Robeson - Merville, IA 712-259-1734
- John Herrity - Elk Point, SD 712-259-6408
- Troy Donnelly - Elk Point, SD 712-899-3748

"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"