## BROCK AUCTION CO., INC.

**Proudly Presents** 

## Elk Township, Buena Vista County, Iowa 80 Unimproved Acres of Super High Quality Prime Farmland



## PUBLIC AUCTION



BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY- BROCK

Friday, February 28th, 2014 @ 10:00 a.m. Sale Held at the Farm Site

(In case of inclement weather the sale will be held at the Alta Community Center Annex - Alta, IA)

LAND LOCATION: From Alta, IA go approx. 7 1/2 miles North on Hwy. M-31; OR From Storm Lake, IA go 4 miles West on Hwy. 7 to Alta, IA. Then 7 1/2 miles North on Hwy. M-31; OR From Cherokee, IA go approx. 10 miles East on Hwy. 3 then North 2 1/2 miles on Hwy. M-31; OR From Aurelia, IA go North 2 miles on Hwy. 7 or M-21 to Hwy. 3 then East approx. 7 miles to Hwy. M-31 then North 2 1/2 miles.

**LEGAL DESCRIPTION:** S 1/2 of the NE 1/4, Section 15, Township 92N, Range 38 West of the 5th PM, Buena Vista County, Iowa.

GENERAL DESCRIPTION: FLAT & BLACK AND IN THE HEART OF IOWA'S BEST FARM LAND!!! Have you always dreamt of owning a farm that is one of the very best in its class? In this offering is an absolutely outstanding 80 acre farm that has it all. Imagine 1/2 mile uninterrupted rows of some of the richest black soils that the prime corn belt has to offer anywhere in the United States. Everyone knows that when you have an opportunity to buy & own the best it becomes a vital part of your farming future & your families farming legacy. There is so little of this super rich land that is so centrally located that ever comes to the open market, you will not want this to get away. For generations we have seen & admired the fortunate families who have had the privilege to operate on this type of land & wished we could also. Well your opportunity has just come knocking & the question now becomes will you have the courage & foresight to only bid one more bid above the others to proudly call this crowning jewel yours.

The Buena Vista County FSA Office shows 80 Farmland Acres, 78.6 Cropland Acres, a 65.8 Acre Cornbase with a 116 bu. Direct & CC Yield Index, a 12.7 Acre Soybean Base with a 37 bu. Direct & CC Yield Index. The Buena Vista NRCS & Assessors Office shows the mail soil types to be Primghar with Galva, Sac & Marcus making up the balance. These outstanding soils have a weighted average CSR rating of a whopping 81.3 WOW!!!

As you can well see, this is a tremendous farm with extremely good numbers & a world of potential for anyone who has always wanted to own some of the best. A wise man once said "It is always cheaper in the long run to go first class when owning land." I feel that this will prove to be a first class farm by anyone's standards. All of these factors coupled with this farms prime location on a good highway, right smack dab in the middle of some of the Midwest's finest terminals & ethanol plants & livestock facilities makes this even better. I only wish I had one of these great 80's for all of you. Best of Luck to All!

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 April 1st, 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 2014 Crop Year. Seller pays the 2013 taxes and buyer pays the 2014 taxes. Prorated taxes will be based on current 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

**AUCTION - AUCTION REALTY - BROCK AUCTION** 

## **Dolores Ahrendt & Gary Faust - Owners**

Nebraska & South Dakota

Bru

Broke

World
30 Ply
Le Ma

LICENSED IN: lowa,

Bruce R. Brock

Broker

World Champion Auctioneer
30 Plymouth St. SW

Le Mars, Iowa 51031

877-653-4016 Toll Free
712-548-4634 Office

Bruce R. Brock Real Estate L.L.C.
BROCK AUCTION CO., INC.

WWW.BROCKAUCTION.COM







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 - Moville, IA - 712-259-1734

4th Generation Since 1919

Offices in Iowa & South Dakota

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

THE PROPERTY AND ADDRESS OF THE PARTY OF THE

