

BROCK AUCTION CO., INC.

Presents

Morgan Township, Woodbury County, Iowa
Approx. 153.2 Unimproved Acres of Quality Farmland
(Land to be Sold in 2 Tracts)



PUBLIC AUCTION



Monday, October 17th, 2011 at 10:00 a.m.

SALE SITE: American Legion Club in Anthon, Iowa

Location & Legal Description: E 1/2 of the E 1/2 of Section 18, Township 87N, Range 42 West of the 5th P.M., Woodbury County, Iowa, except the acreage located in the South 80 on Highway D50.

Method of Sale: Tract 1 is the North 80, Tract 2 is the South 73.2. The property will be sold as choice of Tract 1, Tract 2, or both. In the event both tracts are taken after the first round, the auction will be over. In the event only 1 tract is taken, the remaining tract will be offered. The tracts will not be combined and sold as one unit.

General Description: In the offering are 2 nice rolling eastern Woodbury County farms. They are centrally located East of Anthon, South of Correctionville & Cushing, West of Battle Creek, and North of Danbury, Iowa. These 2 tracts will give you the opportunity to own just an 80 or a mile long 153.2 acres. This farm, located on the North side of Highway D50, is easy to get to and offers good access to many marketing opportunities. Having been in the Greenlee family's possession for many years, it has been well terraced & farmed right by a respected farmer in the area. The Woodbury County FSA office shows 133.6 Cropland Acres with a 68.6 acre cornbase, with a 103 Direct Yield Index & a 102 bu. CC Yield Index, also a 65 acre soybean base with a 28 bu. Direct Yield Index and a 34 bu. CC Yield Index. The Woodbury NRCS office and the Assessor's office show the main soil types to be Judson, Monona, Ida, & Napier. These two farms carry a combined weighted CSR of 52.3.

"Here is another example of just how rare it is to have a long held family farm come for sale in this area, and how important it is to take advantage of the opportunities when they are presented. With the strength in agriculture today it is more and more evident that to continue to grow and thrive you must take full advantage of these few sales when they occur. Here is a great opportunity to buy 1 or 2 pieces that will add significantly to your holdings and increase your efficiencies and effectiveness greatly. Be sure to be at the sale Monday, October 17th!!"

Bruce R. Brock

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & 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 the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. The remaining balance shall be due on or after 11/30/2011, but in no event later than 12/31/2011. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land is currently leased for the 2011 crop year and is subject to tenants rights. The seller will pay those taxes that become delinquent October 1, 2012 & all prior taxes 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 the transaction. The sale is subject to owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

RUSS & NONA GREENLEE - Owners

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