

# BROCK AUCTION CO., INC.

**3 - Sioux County, Iowa Farms**  
**Approx. 190 Acres of Prime Sherman Twsp. Land**  
**(Land offered in 3 Tracts)**



## PUBLIC AUCTION



**Wednesday, November 25th, 2015 @ 10:00 a.m.**

**LAND LOCATION:** 3 miles West of Orange City on Hwy. 10 then land starts 1/2 mile South on Hickory Ave.; **From Sioux Center**, 4 miles South on Hwy. 75 then 2 miles East on Hwy. 10 then land starts 1/2 mile South on Hickory Ave.; **From Maurice**, go 2 miles East on Hwy. B-58 then North on Hickory Ave & land starts 1/4 of a mile North & runs on different sides of the road for 1 mile to 1 1/4 mile.

**LEGAL DESCRIPTION:** **Tract 1** is the NW 1/4 of the SW 1/4, Section 11; **Tract 2** is the E 1/2 of the NE1/4 of Section 10; **Tract 3** is the E 1/2 of the SE 1/4 except approx. 10 Acres m/l of acreage site & buildings; all in Township 94N, Range 45 West of the 5th PM, Sioux County, Iowa

**METHOD OF SALE:** The successful bidder will have the option of taking their choice of **Tract 1, Tract 2 or Tract 3**, the high bidder may take any combination of the 3 Tracts or all 3. In the event all 3 Tracts are taken the sale is over. The tracts will not be combined and offered as one unit.

**GENERAL DESCRIPTION:** What a Thanksgiving present this could be!! In the offering is 3 very, very nice Southern Sioux County Farms. These 3 high indexing farms are going to make someone a wonderful addition to an existing operation or a great opportunity to invest in the proud world of farmland ownership. It is almost impossible to find just 40 Acres anymore & with the farm consolidation even an 80 or 2 are becoming harder & harder to find. To all of that, add the fact it is conveniently located between Sioux Center, Orange City & Maurice, for easy access. Being able to buy up to 190 Acres can make a huge difference in the efficiencies & effectiveness of a lot of operations, and that is the name of the game in today's farming world. If you & your family are in this for the long run, generations from now your kids & grandkids & beyond will be viable because of your wise decision making. Best of Luck to all. *Bruce R. Brock*

The Sioux County FSA has combined the information on the 3 parcels & will prorate them according to their formulas after the titles are transferred. Combined the figures show 187.4 Cropland Acres w/130 Acre Cornbase with a 174 bu. PLC Yield & a 55.5 Acre Soybean Base with a 60 bu. PLC Yield. It is in the ARC County Program. The Sioux Co. NRCS & Assessors office show the main soil types to be: **Tract 1:** Galva, Radford & Primghar with a CSR II of 87.9; **Tract 2:** Colo, Galva, Primghar, Radford with a CSR II of 88.7; **Tract 3:** Galva, Primghar & Ely with a CSR II of 92.6. Wow, with these outstanding numbers & proper care these farms should be top yielding pieces for a long, long time. Please give them close consideration.

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 24th, 2015 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 farm is currently leased for the 2015 crop year but can be farmed in 2016. Sellers will pay those taxes that become delinquent October 1st, 2016 and 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 this transaction. The sale is subject only to the Sioux County District Court approval. All announcements made the day of sale shall supersede any previously written or oral statements.



TRACT 1



TRACT 2



TRACT 3



**More Pictures & Details at WWW.BROCKAUCTION.COM**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## HUISMAN FAMILY HEIRS - Owner

Patrick Murphy & Darren Robinson, Co-Referees

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