

# BROCK AUCTION CO., INC.

Presents

Liston Township, Woodbury County, Iowa  
 Approx. 120 Unimproved Acres of Nice Farmland



## PUBLIC AUCTION



Friday, January 27th, 2012 @ 10:00 a.m.  
 SALE SITE: Dana Hall - Danbury, IA

**Legal Description:** The East 1/2 and the E 1/2 of the W 1/2 of the NW 1/4 of Section 5, Township 86N, Range 42 West of the 5th PM, Woodbury County, Iowa.

**General Description:** What a nice way to start 2012!! In the offering is a very nice 120 Acre piece of gently rolling Iowa Farmland. It is rare to find a farm that is almost all farmable. The Woodbury County FSA Office shows 118.2 Cropland Acres with 95.2 Acre Cornbase w/a 97 bu. Direct Yield Index and a 112 bu. CC Yield Index. The Woodbury County NRCS Office & the Assessors Office show the main soil types to be Ida, Monona & Napier & a small amount of Judson. The land carries a weighted average CSR of 43.8. Don't be fooled by these numbers, this farm has been well farmed and is a good producing unit, as we all know care means everything!

Centrally located just a few miles from Danbury, Anthon, Battle Creek & Correctionville the ease of access makes this easy farm access & it is an easy farm to farm. As the times have shown us, each unit like this that gets sold out of your area, is one less you have available to add to your portfolio & grow your operation. Start the new year off right and see if you don't agree that this is a very attractive piece in this area. History will prove as it always has, that your foresight in putting land ownership in your future, will be one of the wisest moves you can make. See you at Dana Hall in Danbury on the 27th. Best of Luck!

*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 on or before February 28th, 2012. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Possession will be given upon final settlement. 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 only to the owners' 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

## Kent Kiburz - Owner

## BROCK AUCTION CO., INC.

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