

BROCK AUCTION CO., INC.

Proudly Presents

Wolf Creek Twsp, Woodbury County, IA
Approx. 156 Acres of Good Farmland PLUS
Acreage w/Home on Approx. 4 Acres M/L (sells separately)



PUBLIC AUCTION



Monday, March 31st, 2014 at 10:00 a.m.

Sale Held at: American Legion Hall - Anthon, IA

LAND LOCATION: Approx. 3 1/2 miles West of Anthon, IA on Hwy. D-38.

LEGAL DESCRIPTION: SE 1/4 of Section 34, Township 88N, Range 44 West of the 5th PM, Woodbury Co., IA.

GENERAL DESCRIPTION: In the offering is a very nice gently rolling farm. Located just a few short miles West of Anthon, Iowa on the highway which makes this an easy & accessible farm to farm. The land has been farmed by a good farm family who do a nice job with the land & maintain the ground like it was their own. At the current time the farm is split by a grass water way that could be improved & extra acres possible gained by cropland.

The Woodbury Co. FSA shows 155.56 Farmland Acres, 127.21 Cropland Acres, with a 67.8 Acre Cornbase with a 108 bu. Direct & 126 bu. CC Yield Index and a 58.8 acre Soybean Base with a 31 bu. Direct & 37 bu. CC Yield Index. The Woodbury County NRCS & Assessors office show the main soil types to be Ida, Judson & Monona and it has a weighted CSR2 average of 59.

This farm appears to me to be a true diamond in the rough & for this area is a very good farm. If you want to put a little work into it & are willing to put a little sweat in as well. I believe you can gain some more acres & pick up some extra equity at the same time.

The acreage is discreetly set back of the road & includes a older 2 story wood framed farm home, and approx. 3.5 to 4 acres M/L/ There is a mature grove & enough acres to make a wonderful place for kids & gives them lots of room to roam and have adventures. Located just off the highway you should have easy access to town and are only 30 minutes or so from Sioux City.

ACREAGE OPEN HOUSE WILL BE SATURDAY, MARCH 22ND FROM 10 AM - NOON

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 May 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. Also possession of the acreage will be given upon final settlement & acreage taxes prorated to date of possession. The farm is subject to a cash rent lease for the 2014 Crop Year. The buyer is to receive the 2014 cash rent. 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

RICHARD THEOBALD TRUST - Owners

Jeffrey Theobald, Trustee

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

LICENSED IN: Iowa, Nebraska & South Dakota

WWW.BROCKAUCTION.COM

4th Generation Since 1919



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

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



DARRELL SCOTT
 Auctioneer
 Mapleton, IA
 (712) 208-0003



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

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

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