

# BROCK AUCTION CO., INC.

Presents

## Nokomis Township, Buena Vista County, Iowa Unimproved 160 Acres of Prime Farmland



# PUBLIC AUCTION



Friday, October 5th, 2012 @ 10:00 a.m.  
SALE SITE: On the Farm

**LOCATION:** Located approximately 3 Miles West of Alta, Iowa on Highway 7, then North approximately 2 Miles on Highway M-27. Land is located in Section 6 of Nokomis Township; or 7 Miles East of Cherokee on Highway 3, then South 1 1/4 Miles on Highway M-27.

**LEGAL DESCRIPTION:** S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 6, Township 91 North, Range 38 of the West P.M., Buena Vista County, Iowa.

**GENERAL DESCRIPTION:** Holy Cow! What a rare opportunity to own some of the very best farmland that Buena Vista County and maybe the entire State of Iowa has to offer. The Waldo Farms will be offering 160 acres M/L of super high indexing, highly productive farmland at public auction. The Buena Vista FSA office shows 160 Farmland Acres, 156.4 Cropland acre, with a 97.4 acre Corn base, with a 125 Bu. Direct & C.C. Yield Index, a 59 acre Soybean base with a 39 Bu. Direct & C.C. Yield Index. The Buena Vista County Assessor's & NRCS office show the main soil types to be Galva, Primghar, & Marcus with a small amount of Colo & Calco. The weighted CSR average is 78.3 and the weighted CSR-2 average is 84.7. You could not ask for a more perfectly laying farm. Just the right amount of slope for great drainage and it can still be farmed in straight rows.

This tremendously high producing farm has had excellent care and is in a high state of production. How could you ask for a better positioned farm. Right on the highway with Alta, Cherokee, Storm Lake, Aurelia, and their great marketing facilities only minutes away. There are also ethanol plants only a few miles away as well to give you exceptional marketing opportunities and flexibility.

Recent history has shown how hard it is to find great 160s like this one, especially for the young & not so young alike. In this day and age of strong competition for land it is more important than ever to get started in the ownership cycle of land. Several of you have called and said you wish you hadn't passed up some of our recent sales. Here is another chance and second chances don't come around all that often. You owe it to yourself & your family & their legacy to take full advantage of this opportunity. I guarantee you will be awfully glad you did in the future. Good 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 have sold 100's of millions of dollars worth of Real Estate 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 delivery of clear & merchantable title on or before November 5, 2012. 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 seller will pay those taxes that become delinquent October 1, 2013 & 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



## WALDO FARMS - Owners

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