

BROCK AUCTION CO., INC.

Presents

Logan Township, Sioux County, Iowa
Approx. 290 Acres of Top Quality Farm & Pastureland
(Land to be Sold in 3 Tracts)



PUBLIC AUCTION



Monday, October 3rd, 2011 at 10:00 a.m.

Location: 2 Miles South of Hawarden, Iowa on Highway 12, then East approximately 3/4 of a Mile on 480th St. Also part of the farm is located 3 1/2 miles South of the Hawarden, Iowa Golf Course on Highway K-18.

Legal Description: Tract 1 is the E 1/2 of the NW 1/4 Except the North 21 Rods 6 Feet thereof; Tract 2 is the E 1/2 of the SW 1/4; Tract 3 is the SE 1/4, Except that part thereof designated Parcel A as shown by Plat of Survey recorded in 2011 File-Card No, 3528, subject to public highways; All in Section 23, Township 94N, Range 48W of the 5th P.M. Sioux County, Iowa

Method of Sale: The property will be sold with the high bidder having their choice of Tract 1, Tract 2, Tract 3, or any combination. In the event all tracts are taken after the first round, the auction will be over. In the event only 1 or 2 of the tracts are taken, the remaining tracts will be offered and sold as choice once again. In order to buy the whole farm you must be the high bidder.

General Description: In the offering is an outstanding opportunity to buy some great Sioux County farmland. By being offered in 3 tracts you will have the opportunity to purchase from 70 acres all the way up to 290 acres; whatever fits your program. These tracts offer great diversity in operations & flexibility in marketing strategies. Tract 1 & 2 are mainly suited for row crop production & Tract 3 is a combination of cropland & some pasture if you would like to run cattle. In the event you wanted more cropland, a lot of the pasture could be farmed.

The Sioux County FSA office shows 221.9 Cropland Acres, with a 151 acre corn base with a 101 bu. direct & CC yield index, with a 70.2 acre soybean base with a 30 bu. direct & CC Yield Index. The Sioux County NRCS & Assessor's office show the main soil types to be Ida, Colo, Judson, & Galva with a small amount of Kennebec & Radford. With these high indexing soils the farm carries a weighted CSR average of approximately 58.7.

"With today's values being so strong and opportunities so limited this farm located only minutes from Hawarden, Craig, Ireton with their great marketing facilities gives maximum efficiency to your grain marketing. This is also a strong livestock feeding area, so they will add value to your operation as well. It is so hard to find good quality land today & so important to your future and your family's that you will want to strongly consider this land in part or as a whole. If history has shown us anything it's that when something close by comes up for sale the successful, forward-looking families buy it because they know that those chances don't come along very often and they don't want to drive by every day for decades and say "I wish I would have!!" See you at the auction & Best of Luck to All."

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 Court 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

Walter F. Westergard Estate - Owner

Paul & Kay Ronspies, Executors

Maureen McGill Hoogeveen, Attorney for the Estate, Rock Valley, Iowa

LICENSED IN:
Iowa,
Nebraska & South Dakota

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