

BROCK AUCTION CO., INC.

Tilden Township, Cherokee County, Iowa
Approx. 153 Unimp. Acres M/L of Top Quality Farmland
 (Land sold in 2 Tracts)



PUBLIC AUCTION



Friday, September 25th, 2015 @ 10:00 a.m.
Sale Held at the Farm Site

LAND LOCATION: From Marcus: Go 8 miles South on Hwy L-36, then 1 mile West on Hwy C-44, then 1/4 mile South on gravel road C Ave; From Kingsley: Go 7 miles North on Hwy 140 then East 7 miles on Hwy C-44, then South 1/4 mile on C Ave; From Cherokee: Travel 11 miles West on Hwy C-38 then South 4 miles on Hwy L-36, then 1 mile West on Hwy C-44, then 1/4 mile South on C Ave.

LEGAL DESCRIPTION: Tract 1: N 1/2 of the SE 1/4, Section 20, Township 91N, Range 42 West of the 5th P.M., Cherokee County, Iowa. Tract 2: N 1/2 of the SW 1/4, Section 21, Township 91N, Range 42 West of the 5th P.M., Cherokee County - Except the acreage of approx. 7 acres M/L

METHOD OF SALE: The successful bidder will have the option of taking their choice of Tract 1 or 2 or both. In the event both tracts are taken, the sale of the land is over. The tracts will not be combined and offered as one unit.

GENERAL DESCRIPTION: In the offering are two very nice, high quality "80s" M/L. For generations, Jack & Evelyn were known for being good farmers who cared for their land and also wonderful people who were great neighbors & family & friends to many, traditions truly run deep with this family.

This is a great opportunity to pick up a short 80 or 2 that are high indexing and top producing farmland. Tract 2 does not include the acreage and has some pastureland to the East that appears to offer a chance to pick up a few more acres.

The Cherokee County FSA Office shows **Tract 1** to have 78.58 Cropland Acres, with a 38.90 Acre Corn Base with a PLC Yield Index of 125 and a 28.9 Acre Soybean Base with a PLC Yield Index of 36. The NRCS and Assessors Office Show the main soil types to be Galva & Colo-Judson with a weighted CSR II Average of 87.1.

Tract 2: FSA office shows Cropland Acres of 61.43 with a 30.7 Acre Corn Base with a PLC Yield of 125 & a 22.70 Acre Soybean Base with a PLC Yield of 36. The NRCS & Assessors office shows the main soil types again to be Galva & Colo-Judson, with a Weighted Average CSR II of 88.6.

As you can see, both of these tracts have those very high indexing soils that are crucial to gaining top yields. Tract 2 has the potential to gain a few more acres that are currently in pasture as well. It is getting harder and harder to find these good 80s as the operations become more and more consolidated. If you're in the game for the long run don't let these 2 great farms slip by without very serious consideration. No doubt this could be your only chance in your lifetime. Good Luck to all. *Bruce R Brock*

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 November 1st, 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 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

John (Jack) & Evelyn Woodall Heirs — OWNERS
 AND
Evelyn Woodall Trust

Charles Knudson, Attorney

LICENSED IN:
 Iowa, Nebraska & South Dakota



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