



**“The Land Marketing Professionals for Over 100 Years”
Is Offering**

Section 27, Grant Twsp., Woodbury Co., IA Approx. 160 M/L Unimproved Acres Farmland (Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BidBrockAuction.com & Click on  HiBid

Friday, February 21, 2020 @ 10:00 AM

Sale Held at American Legion Hall - 214 Main St., Anthon, Iowa

LAND LOCATION: From Anthon: Go West 2 miles on 220th St., South 2 1/2 miles on Lucas Ave., West 2 1/2 miles on 245th St., South 1 mile on Knox Ave., then East 1/2 mile on 260th St.; From Oto: Go West 5.1 miles on Deer Run Trail, North 1.1 miles on Jewell Ave., then East 1.2 miles on 260th St.

LEGAL DESCRIPTION: E1/2 of the NW1/4 and the W1/2 of the NE1/4 of Section 27, Township 87N, Range 44W of the 5th P.M., Woodbury County, Iowa. (Per Original Government Survey)

GENERAL DESCRIPTION: In the offering is a very nice unimproved inside 160 acre tract of Woodbury County farmland. Pat is a top notch farmer who has taken excellent care of this farm and improved it a ton over the years. You should be able to step right in to a good producing high yielding farm. One that is above average in Grant Township and the surrounding areas.

Today with the new trade deals that have been made and some of the uncertainties eased, it looks like maybe a much brighter future finally for us in Rural America. This may well be an excellent opportunity to jump in and catch the wave and ride it into the future. Every once in a great while opportunity knocks. I hope you will strongly consider taking advantage of this potentially great opportunity. The history books are full of folks who have and been really well rewarded for it.

The Woodbury County FSA Office shows 151.65 Cropland Acres with a 92.9 acre Corn base w/a 167bu. PLC Yield Index and a 19.1 acre Oat base w/a 71bu. PLC Yield Index. The farm is currently enrolled in the ARC County program. The NRCS and Assessors Office shows the main soil types to be Ida, Monona, Napier and it has a Weighted Average CSRII of 55. The farm has had active conservation practices applied and is currently in a high state of production. So centrally located it offers a myriad of marketing possibilities and gives you maximum flexibility in your operation. This will be a piece you will always be proud to own. Best of luck to all of you. *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.** “The Land Marketing Professionals for Over 100 Years” will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. 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 sale and sign a real estate contract agreeing to pay the balance on or before March 23, 2020 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. Farm may be farmed by the new buyer in 2020 crop year. Sellers will pay those taxes that become delinquent October 1, 2020 and all prior taxes based on the 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 owner's approval. All announcements made the day of sale shall supersede any previously written or oral statements.

FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

PATRICK MAGUIRE REVOCABLE TRUST - OWNER



BRUCE R. BROCK

Broker/World Champion Auctioneer



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