



**“The Land Marketing Professionals for Over 100 Years”**  
Proudly Presents

# 230 Unimproved Acres of Excellent Farmland

## Section 22, Tilden Township, Cherokee County, Iowa

(Per Original Government Survey)

### LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on  HiBid

**Friday, October 23, 2020 @ 10:00 AM**  
**Sale Held at Grand Meadow Heritage Center**  
**6306 D Ave., Washta, Iowa 51061**

**LAND LOCATION:** From Marcus: Go South 9.5 miles on D Ave.; From Cherokee: Go West 13 miles on 530th St., then South 4 miles on D Ave.; From Quimby: Go North 4.3 miles on L Ave., then West 8 miles on 570th St.; From Kingsley: Go North 3 miles on Hwy. 140, East 8 miles on C-60, then North 4 miles on D Ave.

**LEGAL DESCRIPTION:** W1/2 of the NE1/4 of Section 22, Township 91N, Range 42W of the 5<sup>th</sup> P.M.; and the NW1/4 of said Section 22, EXCEPTING THEREFROM Lot 1 in the NE1/4 of the NW1/4 as shown in the Survey Plat recorded in the Office of the Recorder for Cherokee County, Iowa, in Small Plat Book 4, Pg. 51 as instrument #85 0843. Containing approx. 230 Unimproved Acres M/L. (Per original government survey.)

**GENERAL DESCRIPTION:** “HOLY COW!! HOW SWEET IT IS!!” In this offering is one of Western Cherokee County’s super high indexing farms. This 230 acre tract has so many things going for it (AND YOU) that it is hard to know where to begin. We all know what 230 prime acres can do to efficiencies of any modern farming operation. Efficiencies that are affected by a great central location in a strong livestock feeding area, one of the best ethanol plants just straight north in Marcus, located right on the highway and fantastic grain marketing facilities only a few short miles in almost any direction. These make the “WOW FACTOR” off the charts! It is extremely rare that such an outstanding, substantial piece of top farmland comes for sale at public auction.

The Cherokee County FSA office shows 217.2 Cropland acres w/a 93.70 and 21.20 acre Cornbase w/a 174 and 173 bu. P.L.C. Yield Index and a 77.50 and 18.00 acre Soybean base w/a 51 and 44 P.L.C. Yield Index. The Cherokee County Assessors Office NRCS Office show the main soil types to be Galva, Colo with smaller amounts of Everly and Steinauer. The farm carries a whopping average CRSII rating of 86, with over 37% between 90-100 CSRII. With these extremely high indexing soils as the basis for your production potential for years and years to come, your family’s farming future looks super bright.

Making this an even more unique opportunity is the fact that because of the generous bequest of this land by the Beverly Jean Hiller Living Trust to the Siouxland Community Foundation, your family will be helping one of the areas local treasures institutions. The Siouxland Community Foundation is generously setting up a fund from the proceeds of the sale of this land to aid the Grand Meadow Heritage Foundation. The Grand Meadow Heritage Center has showcased our farming heritage for decades and helped demonstrate to the world the pride, growth and importance of our farming history. Farm and ranch families have made us the bread basket of the world and have been the backbone of this great nation. This fund will no doubt carry that story well into the future. **The Beverly Jean Hiller Living Trust, The Siouxland Community Foundation and You and Your Family** all play a vital role in carrying the story of how agriculture and the proud families who work the land. Farm families have had such a huge impact on making the United States such a wonderfully generous and strong county. Will your family’s name go down in history? I sure hope so!! All the Best and 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.** “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 December 7, 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. The farm is leased for the 2020 crop year and the sale is subject to that lease with sellers retaining the 2020 cash rent. Sellers will pay those taxes that become delinquent October 1, 2021 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. All announcements made the day of sale shall supersede any previously written or oral statements.

**FOR COMPLETE LISTING, VIDEO & PHOTOS SEE [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## SIouxLAND COMMUNITY FOUNDATION - Owner

Robert F. Meis (Moore Corbett Law Firm) - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



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