

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"
Proudly Presents

120 M/L Acres of Great Ida County Farmland Section 10, Hayes Township, Ida County, Iowa (Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, July 9, 2021 @ 10:00 AM

Sale Held at the Farm Site

LAND LOCATION: From Ida Grove: Go 5 miles East on Highway 175, then 4½ miles South on Pioneer Ave. From Arthur: Go 4½ miles South on Pioneer Ave. From Schleswig: Go 7 miles North on Highway 59, then go East 4 miles on 300th St.

GENERAL DESCRIPTION: In this offering is one of the Southeast Ida County's nicest farms. This gently rolling farm offers some of the area's best attributes, such as high-quality river bottom, ground that gently slopes South and East. It is nestled in a very strong area with generational farms who have worked the land for decades. There are several marketing options in the area that offer a lot of flexible marketing alternatives from livestock, ethanol, grain marketing facilities in the area.

The Ida County FSA office shows 116.35 Farmland Acres, 112.70 Cropland Acres w/a 66.20 acre corn base w/a 169 PLC Yield Index, a 19.10 acre Soybean base w/a 41 bu. PLC Yield Index. The NRCS and Assessors office shows the Main Soil types to be Marshall and Ackmore with smaller amounts of Exira, Colo-Judson. The farm carries a weighted average CSRII of 79.6. With these highly productive soils, good numbers and having been well farmed for years, should make this a great piece to own.

In today's ever consolidating farming world where efficiencies are the name of the game, this should be a welcome addition to any operation or a great way to start owning one of the best investments anywhere in the world.

"IOWA FARMLAND!!" It is becoming harder and harder to find an 80 or even 120 or 160 acre piece anymore. This will be a great chance for you to give the next generation a leg up for years to come. Your success today was possibly enhanced by the foresight of your forefathers and Mothers. The next generations opportunities for the future lie in your hands now. Good Luck to Everyone. *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 August 9, 2021 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 2021 crop year with the new buyer agreeing to the terms of the lease and to receive the 2021 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. 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, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

ROBERT CARLBERG ESTATE - O'REILLY FAMILY TRUST FARM - Owner



BRUCE R. BROCK

Broker/World Champion Auctioneer



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AUSTIN POPKEN
Auctioneer/Realtor

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