

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

530+ Acres of Great River Bottom / Rolling Farmland and Recreational Land

Sections 5,7,8 & 10 Oto Township, Woodbury County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, July 12, 2021 @ 10:00 AM

Sale to be Held at the Oto Ambulance Center

METHOD OF SALE: The property will be sold with the high bidder having their choice of Tract 1 or 2 or both tracts. In the event both tracts are taken after the first round, the auction of those 2 tracts is over. In the event only 1 of those tracts are taken, the remaining tract will be offered. Tracts 3,4,5,6 & 7 will be auctioned in their numerical order individually with no combination available. The tracts will not be combined and offered as a single unit.

GENERAL DESCRIPTION: What An Amazing Offering. We will be offering 7 distinct tracts, each of which have their own unique attributes. An opportunity to purchase some of the areas best producing river bottom land, as well as some rolling land close by. The following is a partial breakdown of the tracts. All acres, boundaries and other information are approximate and will be determined by the FSA Office according to the guideline once new ownership has been determined.

Wow!! When was the last time you had a chance to buy from 17.5 acres up to over 530+ acres at one auction?

The diversity in this offering is quite unique, in the fact that it ranges from some of the top producing flat river bottom land in the area to an awesome combination Recreational Hunting and Fishing/ Farm combination / 80-acre tract and everything in between. Finding units like this is becoming more and more difficult as small tracts are being

combined with larger operations. If you don't want to spend years trying to build a sizeable farming footprint close together, you now have an opportunity to get it done in 1 day. If you are trying to match land that fits your current operation and don't want 500+ acres, you also have that option as well. Well thought out and executed plans will help insure a strong stable future for your farming legacy, whatever they may be. One or all of these farms will only strengthen and enhance your goals. Good Luck to everyone.

Whether you want to buy or sell Agricultural property of any kind, Brock Auction Co. Inc. & Bruce R. Brock Real Estate LLC, "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 16, 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 last 1/2 of the 2021 cash rent. Sellers will pay those taxes that become delinquent April 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. Real property ONLY being offered. Personal Property auction announced at a later date.

FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

GERALDINE MEYLOR ESTATE - Owner

Tony Volk & Todd Volk - Co Executors

Jenny Winterfeld - Attorney



BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE LLC.
30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM
LICENSED IN: Iowa, Nebraska & South Dakota

BRUCE R. BROCK

Broker/World Champion Auctioneer

"The Midwest's Largest and Fastest Growing Auction Company of 4 Generations Serving The Midwest Since 1919"

AUCTIONEERS:
Bruce Brock - Le Mars, IA 612-859-3794
Austin Popken - Le Mars, IA 712-539-1178
Brian Rubis - Le Mars, IA 712-253-5481
Darrell Scott - Mapleton, IA 712-208-0003
Steve Gaul - Hawarden, IA 712-551-6586
Adam Karelis - Sturgis, SD 605-490-1701
Pat Robeson - Sioux City, IA 712-259-1734
Troy Donnelly - Elk Point, SD 712-899-3748
John Herry - Windsor, CO 970-685-0645

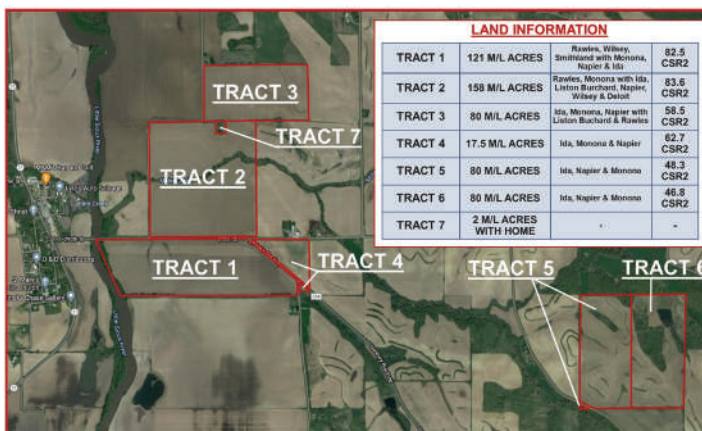
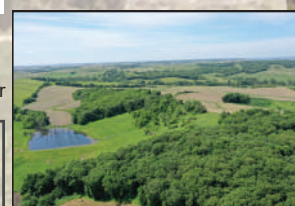
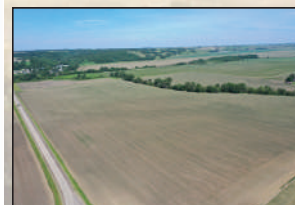
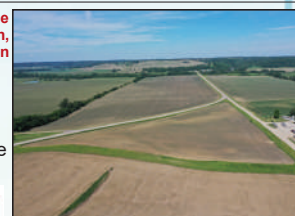


AUSTIN POPKEN

Auctioneer/Realtor

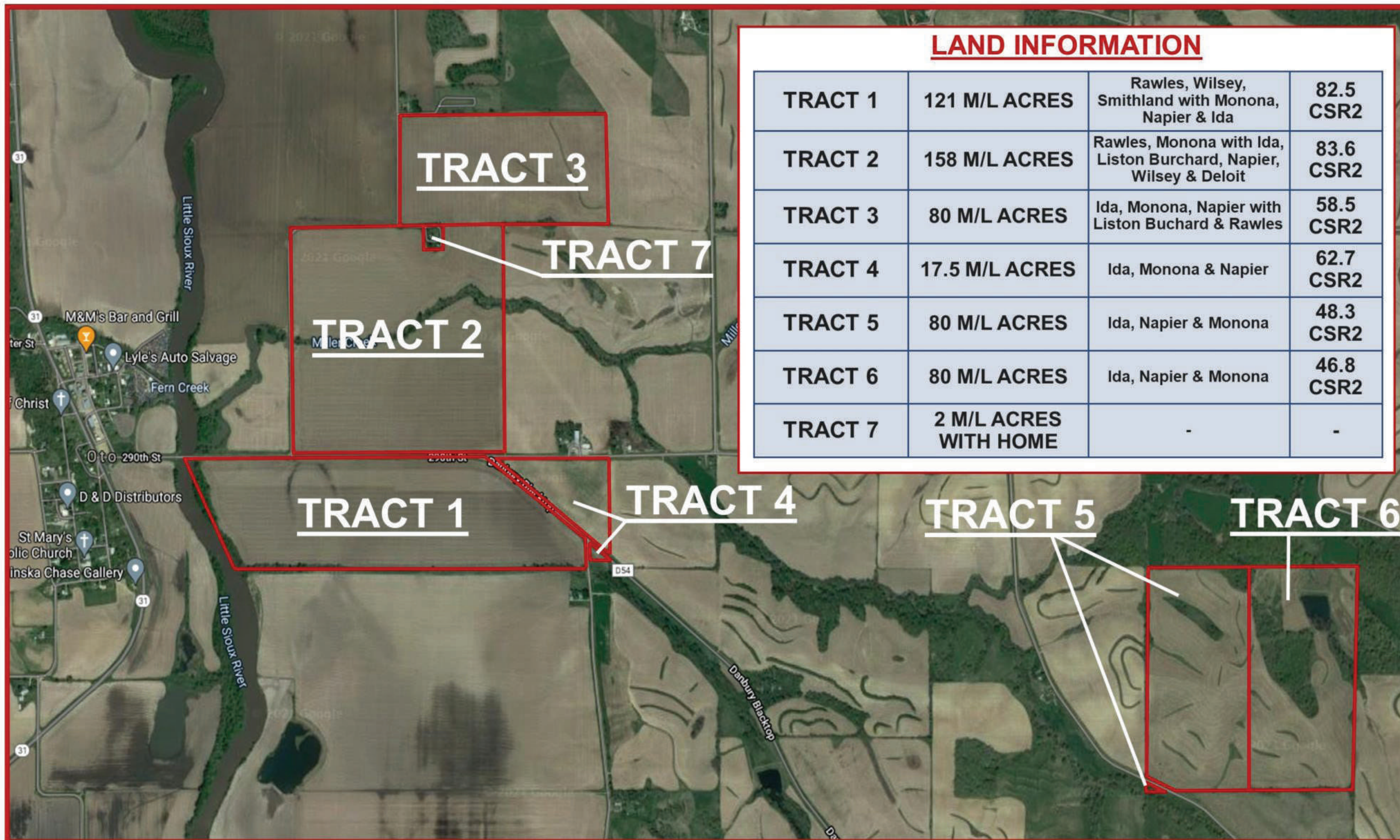


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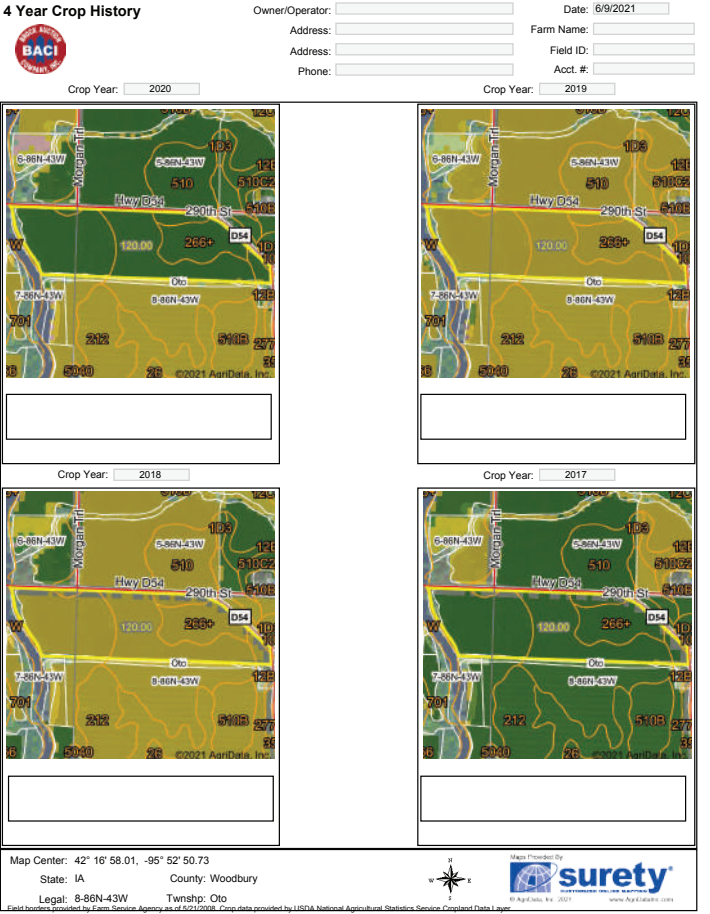
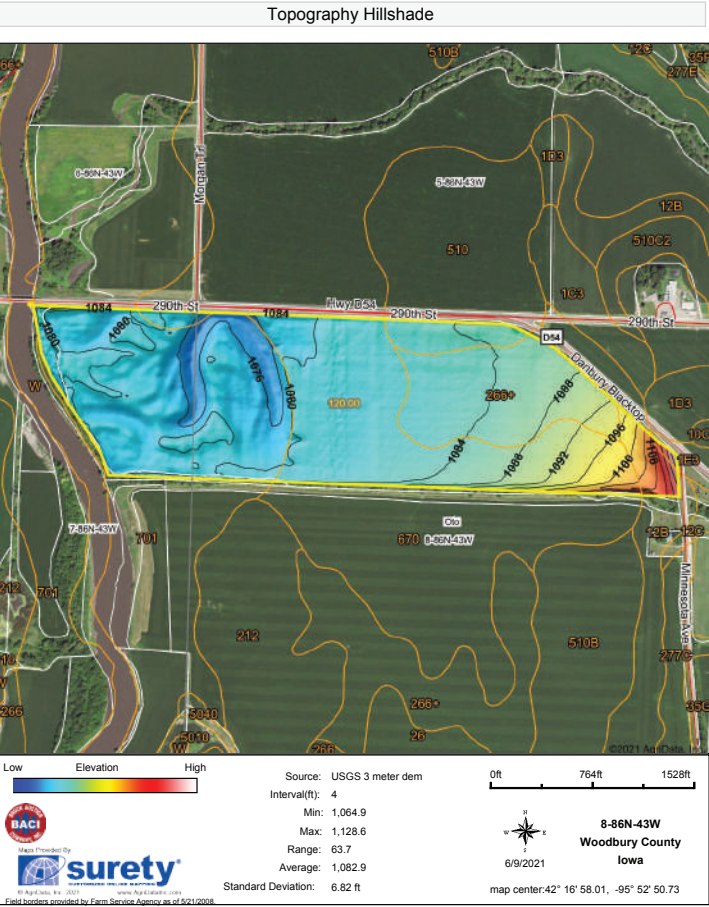
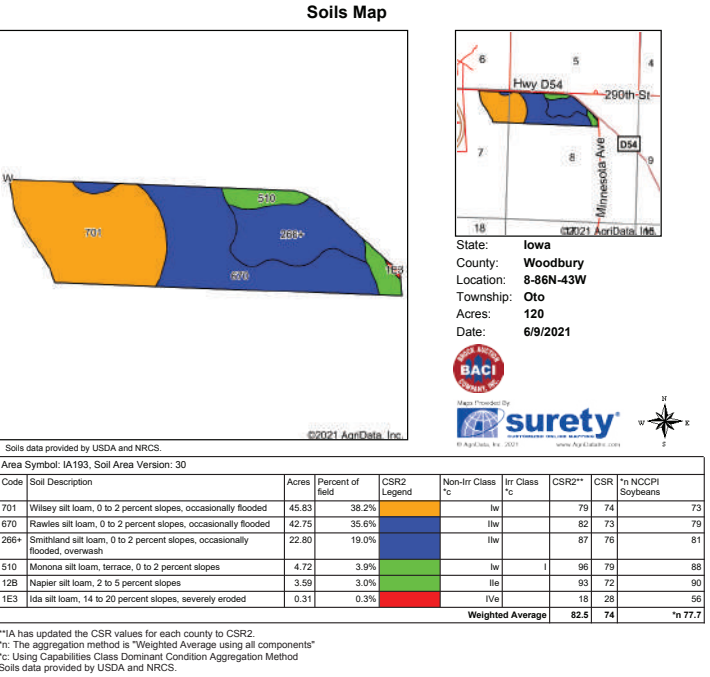


BROCK AUCTION COMPANY, INC. "All times and acres are unofficial approximations to be more particularly described by original government survey or exact survey if necessary."

BROCK AUCTION COMPANY, INC.



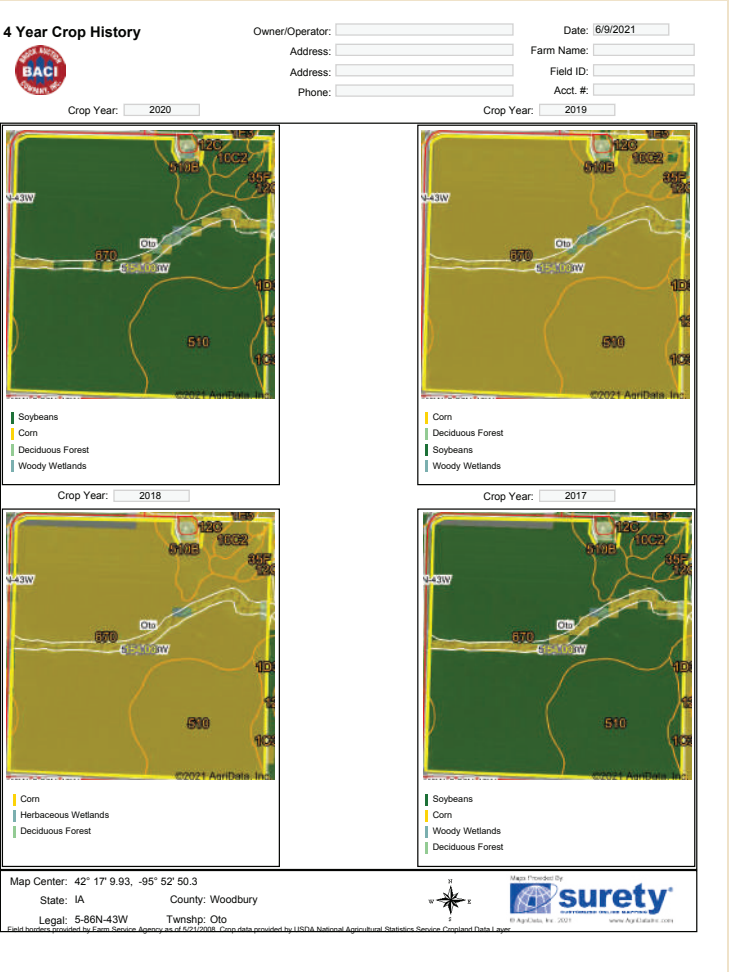
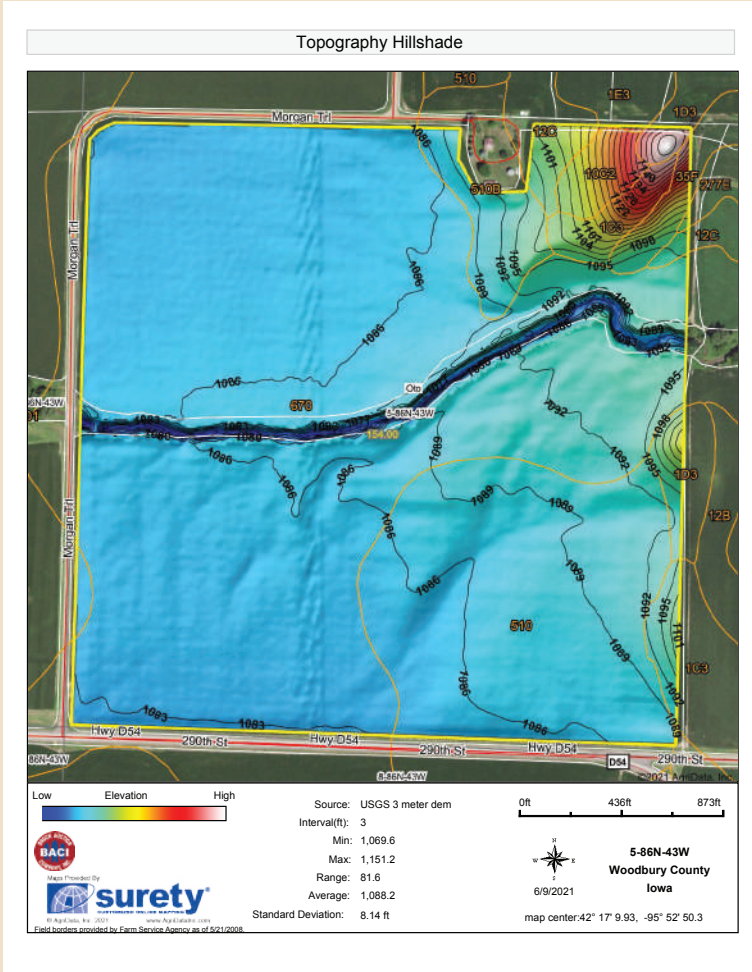
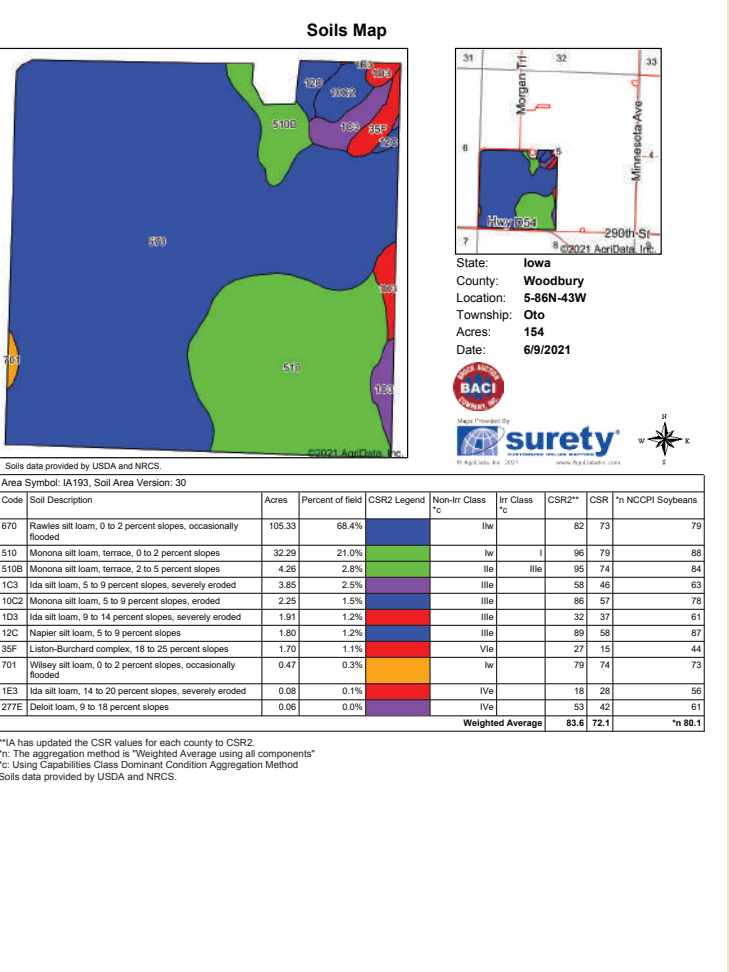
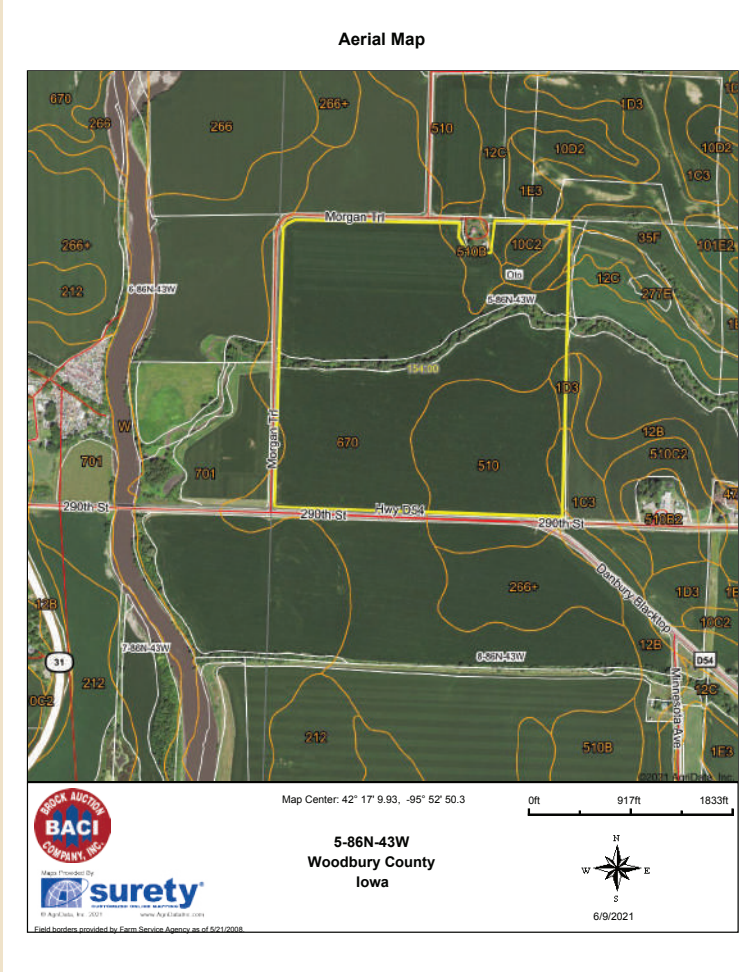
TRACT 1
121 M/L Acres



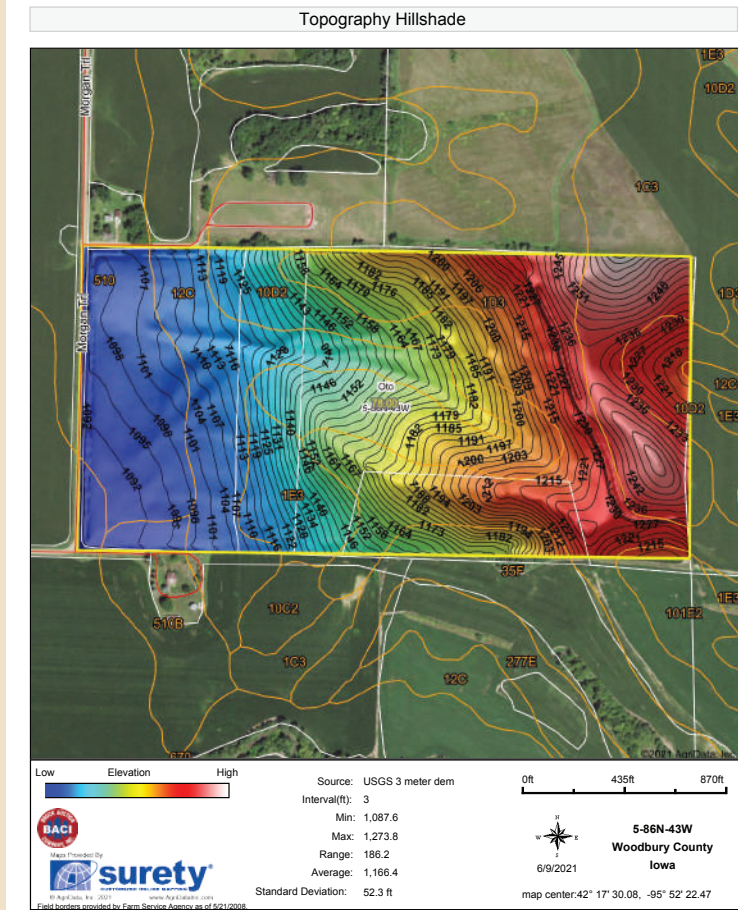
TRACT 2
158 M/L Acres



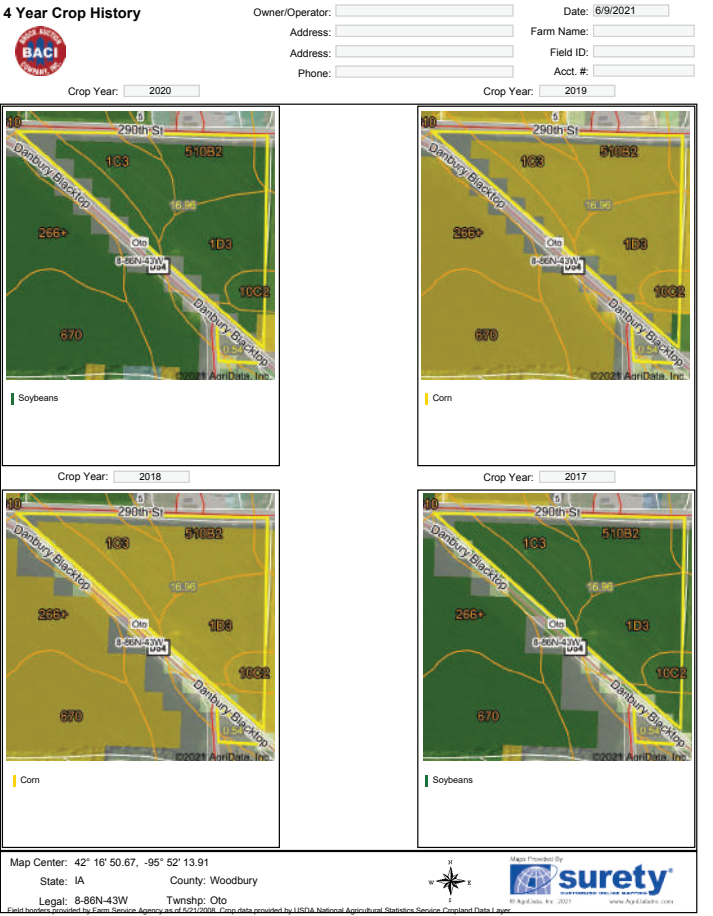
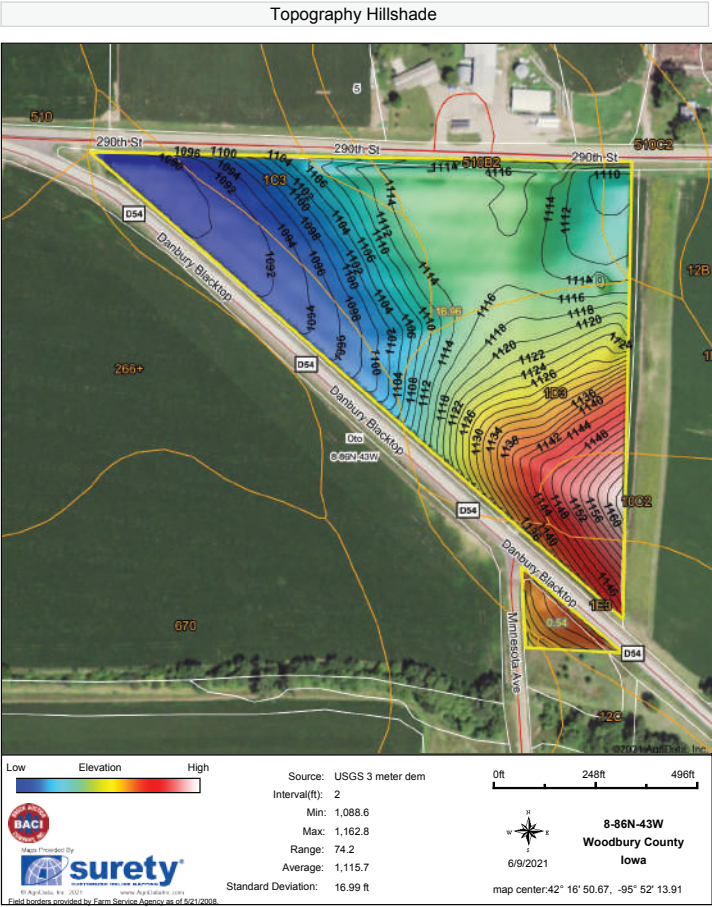
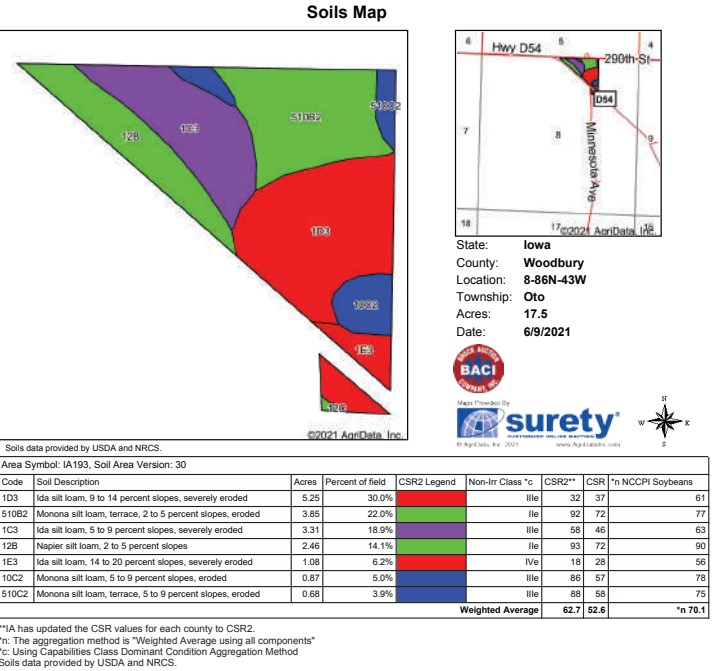
Acreage to be sold separately



An aerial photograph showing a vast, flat, brown agricultural field, possibly a cornfield, which occupies the central and right portions of the frame. The field has a distinct texture of rows. To the left of this field is a lush green area with a winding path and a dense line of trees. In the foreground, a light-colored dirt road runs horizontally across the bottom. The background features rolling green hills under a clear blue sky with a few scattered clouds.



TRACT 4
17.5 M/L Acres



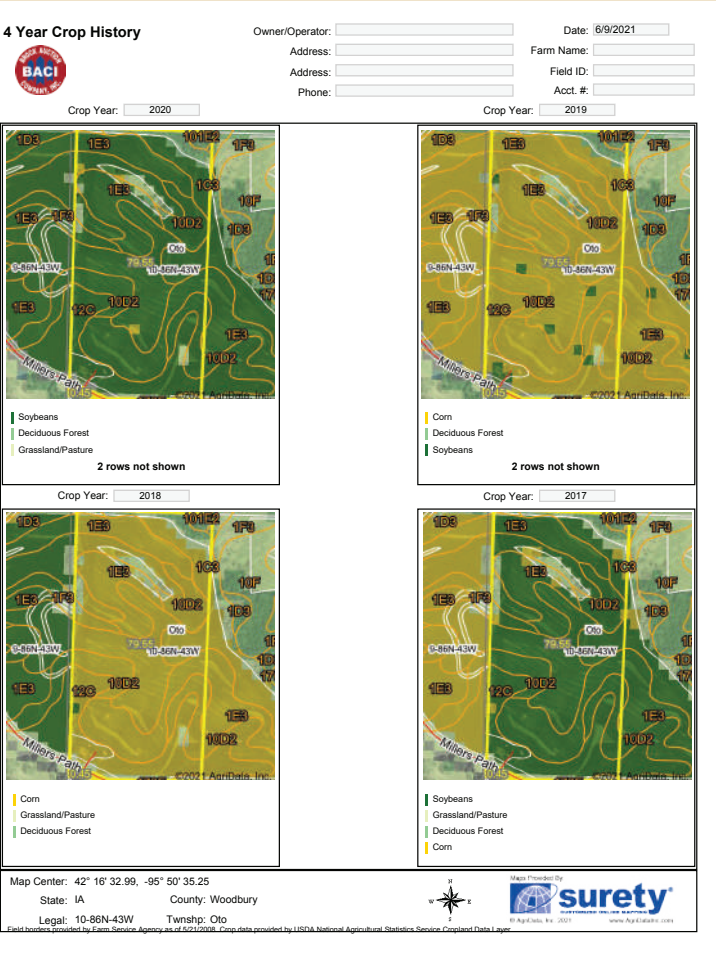
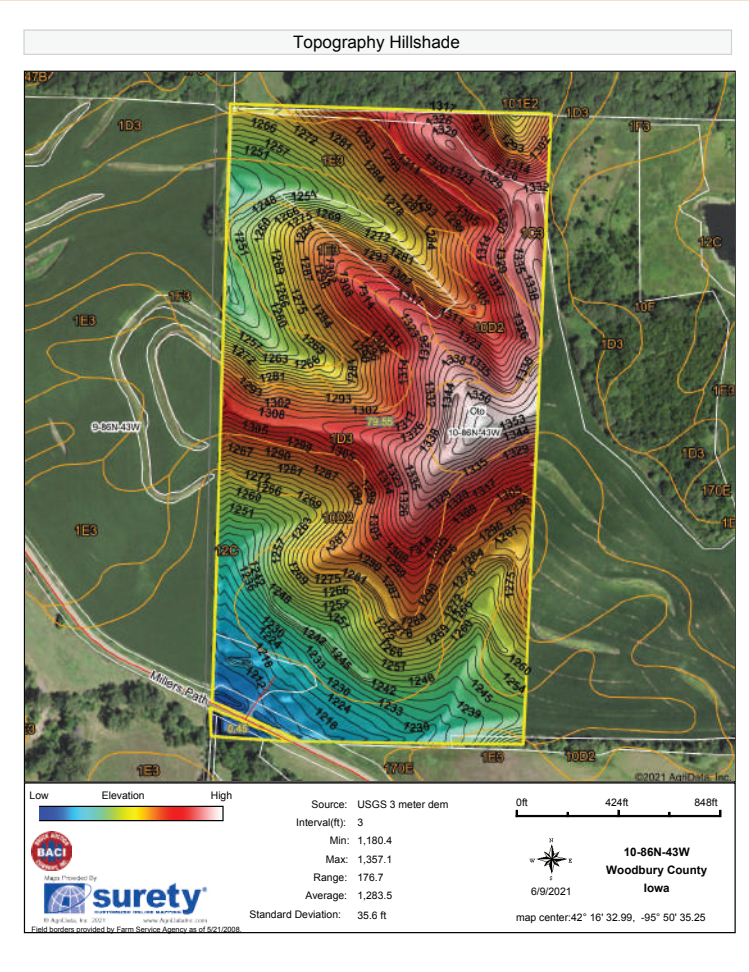
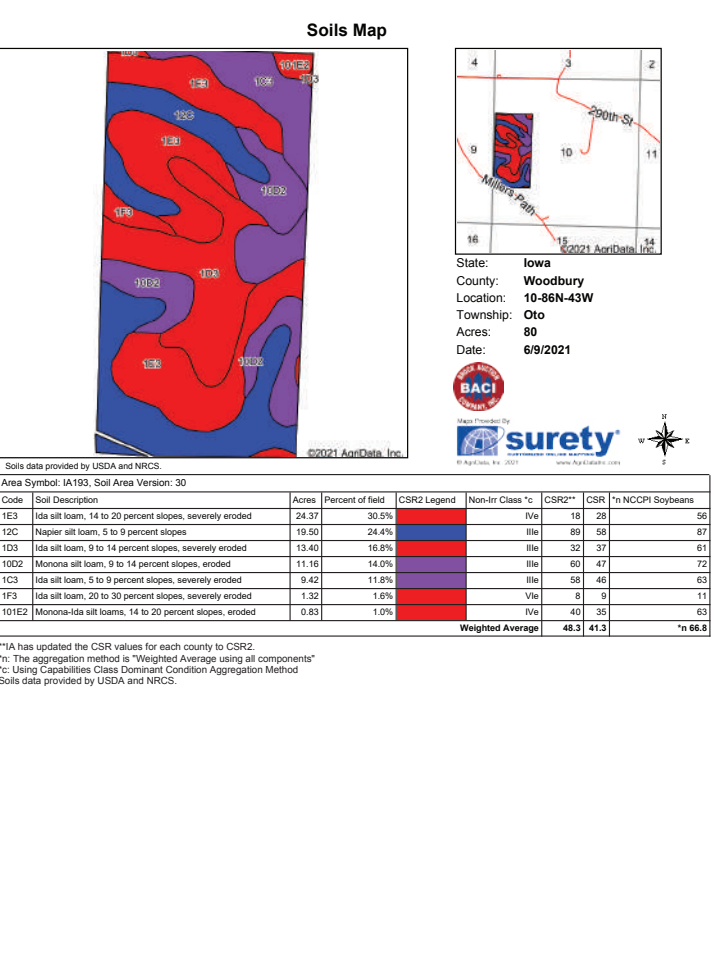
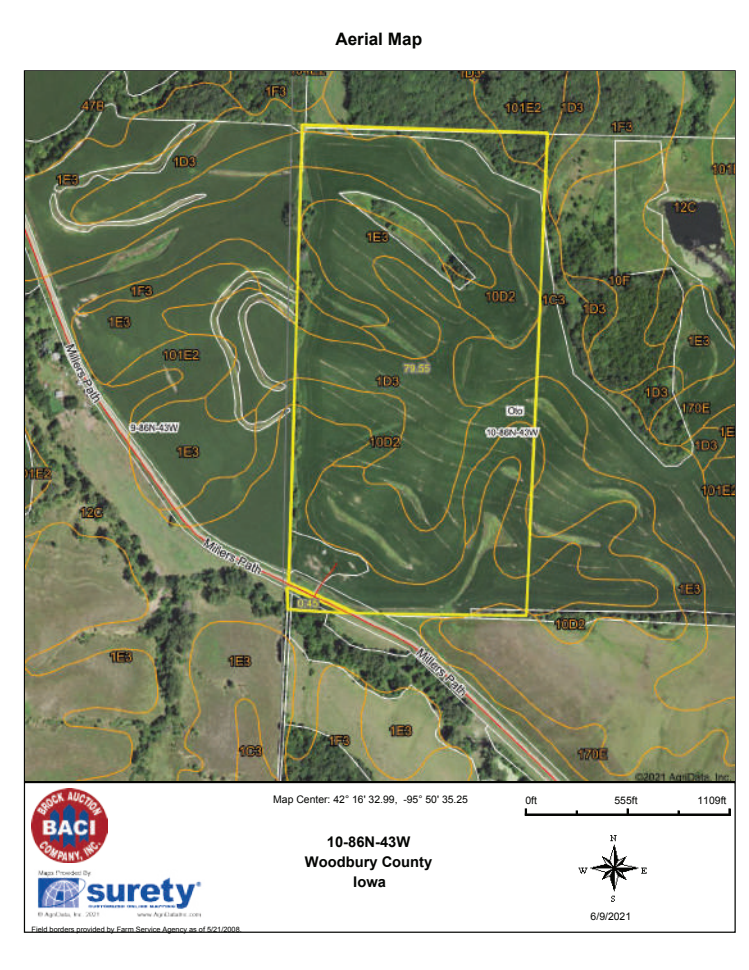
TRACT 5
80 M/L Acres



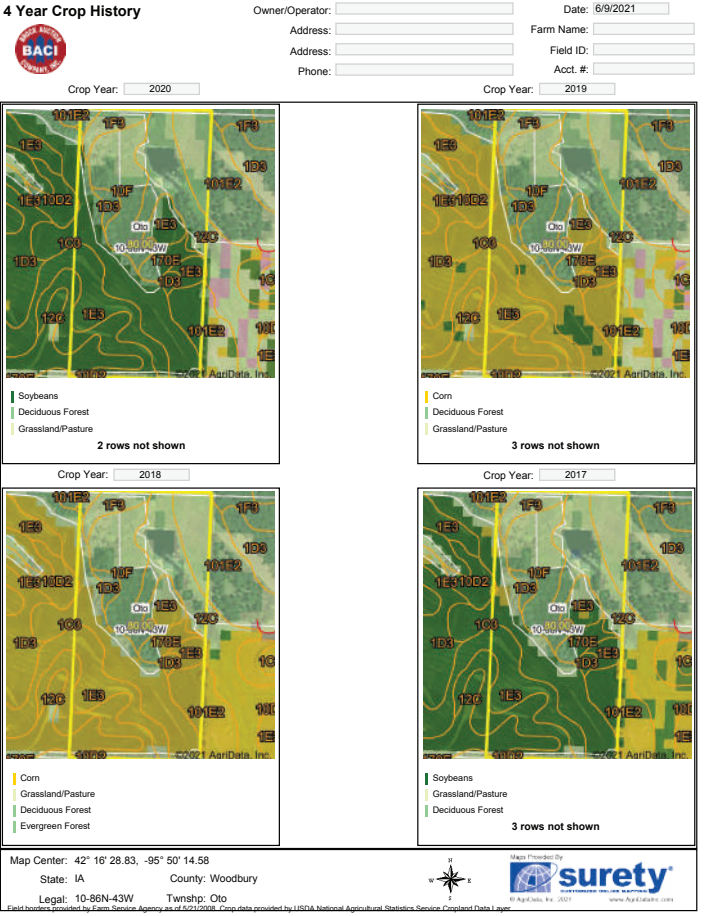
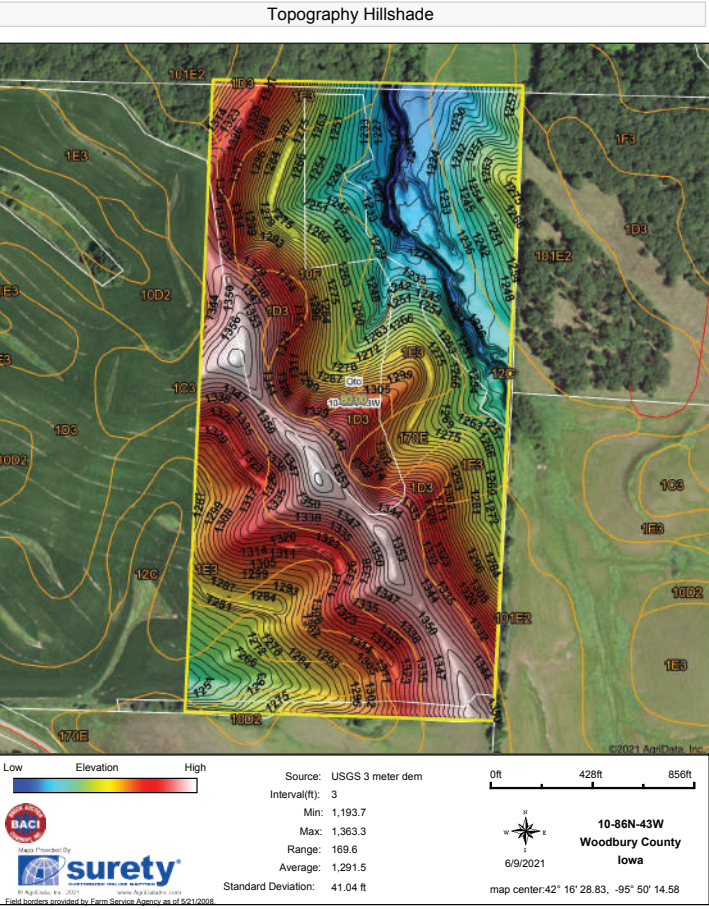
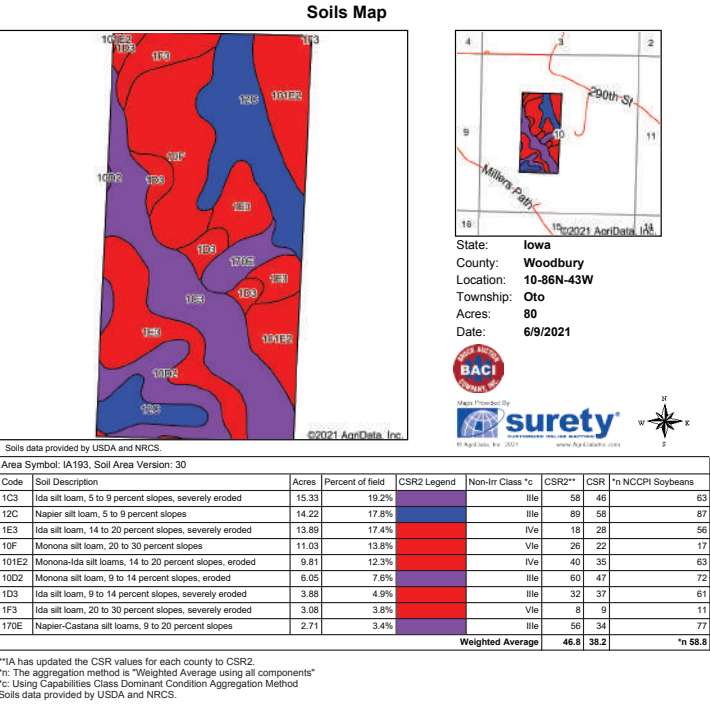
TO VIEW VIDEO GO TO
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TRACT 6
80 M/L Acres



TRACT 7

2 M/L Acres with Home



2850 Morgan Trail Oto, Iowa 51044

**Beautiful Acreage Setting
1 ½ Story Brick Home
Nice Outbuilding, Great for Storage**

FSA Aerial Maps



**Tracts
1-4**



**Tracts
5&6**

FSA 156EZ

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
541.77	486.04	486.04	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	486.04	0.0	0.0	0.0				

PLC		ARC/PLC		ARC/PLC		ARC/PLC	
CORN , SOYBN		ARC-CO		ARC-IC		PLC-Default	
		NONE		NONE		NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	186.81	134	0.00	
SOYBEANS	114.79	42	0.00	0
Total Base Acres:	301.6			

Tract Number: 2566 Description SE NW;SW NE;SW 5;NE NE SEC 7;N NW;NW NE SEC 8 OTO

FSA Physical Location : Woodbury, IA ANSI Physical Location: Woodbury, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
384.25	369.94	369.94	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	369.94	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	142.18	134	0.00
SOYBEANS	87.37	42	0.00
Total Base Acres:	229.55		

Owners: GERALDINE MAE MEYLOR ESTATE

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Tract Number: 2567 Description S1/2 NW1/4 & N1/2 SW1/4 SEC 10 OTO

FSA Physical Location : Woodbury, IA ANSI Physical Location: Woodbury, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
157.52	116.1	116.1	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	116.1	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	44.63	134	0.00
SOYBEANS	27.42	42	0.00
Total Base Acres:	72.05		

Owners: GERALDINE MAE MEYLOR ESTATE



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30 Plymouth St SW
Le Mars, IA 51031

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