



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

231 M/L Acres of Great Farmland

Offered in 2 Tracts

Section 21, Grand Meadow Township, Cherokee County, IA
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, August 6, 2021 @ 10:00 AM

Sale Held at the Farm Site

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 the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered.

LAND LOCATION: From Cherokee: Go West 13 miles on C-38, then South 10 miles on D Ave.

From Marcus: Go South 14 miles on D Ave. From Washta: Go West 4 miles on C-66, then North 2 miles on D Ave. From Kingsley: Go North 3 miles on Highway 140, East 8 miles on C-60, then South 2 miles on D Ave.

GENERAL DESCRIPTION: Holy Cow!! What a fantastic chance to own some of Cherokee County's highest indexing and producing farms! The Lindsay Family is offering you your choice of 75 acres M/L, a 156 acre M/L tract or 231 M/L total acres. You get to decide what fits your operation. **Tract 1** is approximately 156 acres of great rolling land and **Tract 2**, which is approximately 75 acres, is also super land with a combination of cropland and some pasture if you want diversity or some of the pasture appears to be able to be farmed as well.

The Cherokee County FSA office shows 231.54 Farmland Acres, 208.77 Cropland Acres w/a 125.3 acre corn base w/a 166 PLC Yield Index, a 76.30 acre Soybean base w/a 51 bu. PLC Yield Index. It is enrolled in the PLC program. The NRCS and Assessors office shows the Main Soil types to be Galva and Colo Judson. The farm carries a weighted CSR2 average of **84.6**. **WOW!** The land seems to have been well cared for and the current tenant has done a nice job of farming and caring for the land.

With its central location to Ethanol Plants, livestock feeding programs and good local grain marketing facilities, your marketing options seem unlimited. Diversity of marketing options always adds a lot of value to any operation and this farm seems to really offer that. Taking advantage of all these pluses only helps secure and enhance the future of your family operation. Your pride in your family and your operation will only be strengthened by owning such a great piece of land. It can become:

THE CENTER OF YOUR HERITAGE, FOR GENERATIONS TO COME

Best of 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 September 6, 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, 2022 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

JANET V. LINDSAY REVOCABLE TRUST - Owner

Grant Lindsay - Trustee

Barry Thompson - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN

Auctioneer/Realtor

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