



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

390 Acres M/L of Unimproved Farmland Offered in 3 Tracts

Sections 27, 28 & 33, Grant Township, Monona County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  **HiBid**

Monday, October 11, 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, Tract 2, Tract 3 or all 3 tracts. In the event all 3 tracts are taken the sale is over. In the event only 1 or 2 of the tracts are taken, the remaining tract(s) will be offered. They will not be combined in any way.

LAND LOCATION: From Ticonic: Go South 2 miles on Oak Ave. From Smithland: Go South 5 miles on L-12, East 2 miles on E-16, then go South 2 miles on Oak Ave. From Mapleton: Go South 1½ miles on Highway 175, West 3½ miles on 140th St., North 1½ miles on Peach Ave., West 3 miles on E-16, then go South 2 miles on Oak Ave. From Onawa: Go Northeast 7 miles on L-12, continue Northeast 2 miles on Nutmeg Ave, then go Northeast 2 miles on Oak Ave.

GENERAL DESCRIPTION: Holy Cow!! Opportunity is knocking on your front door. MS Farms is giving someone a true opportunity of a lifetime by offering you a shot at 390 plus acres in 3 tracts so you can go as deep you want from 106.5 acres to 140 acres or 144 CRP acres or any combination of or all three.

Tract 1 has 140 acres that includes the farmland approximately 17 M/L acres of CRP at \$300/acre and the bin site with a 57,000 bushel SUKUP drying bin and other small bins.

Tract 2 has approximately 106.5 acres of irrigated farmland with 16" cased Well, 60' deep, 15 tower center pivot that has a diesel Power Unit and Generator as well.

Tract 3 is approximately 144 acres of CRP that is in the \$300/acre.

All three tracts are combined by the FSA Office and if sold separately will be split out according to the FSA rules and all CRP payments will be pro-rated the same way. See our website for the complete details on the FSA information.

Tract 1 is made up of predominately Rawles, Napier, and McPaul and carries a weighted CSR2 average of 84.2!! Tract 2 is also made up of predominately Rawles, McPaul and Napier and carries a weighted CSR2 average of 81.8. Tract 3 is made up of predominantly Rawles, Zook and Luton and carries a weighted CSR2 average of 70.6.

This rare auction offers some extremely high-quality soils and each tract has some great add-ons as well. Tract 1 with the bins and really strong soils is just awesome! Tract 2 with its great soils plus that super-saver irrigation system that takes the worry out of a dry year makes it a really great piece. Tract 3 in the CRP bid in at \$300 offers security and lots of potential growth in the future. With some tiling and a lift station, the soils on this tract should be very productive as well.

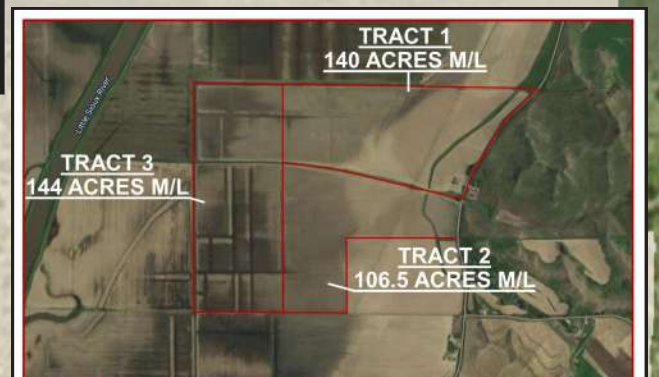
All in all it seems like this is a great chance to pick up enough acres to really help your efficiencies and your bottom line. If you want to put them all together you will have the diversity and marketing flexibility that we all wish we had. If you just want one tract or 3, this is the perfect dream to get whatever you want and control your own destiny. Good Luck to you all.

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 November 29, 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. Sellers will pay those taxes that become delinquent October 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

MS FARMS - Owner
Jeff Johnson - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN
Auctioneer/Realtor

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