



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

120 Acres M/L of Farm and Recreational Land
Section 21 & 22, Kedron Township, Woodbury County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

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

Friday, October 15, 2021 @ 10:00 AM
Sale Held at American Legion - Anthon Iowa

LAND LOCATION: From Anthon: Go East ½ mile on 220th St., then go North 2 miles on Mason Ave. **From Correctionville:** Go Southwest 5 miles on Highway 31, then go 1 mile Southeast on Mason Ave. **From Oto:** Go Northeast 10 miles on Highway 31, then go 1 mile Southeast on Mason Ave.

GENERAL DESCRIPTION: Farmers, Outdoor Enthusiasts, Hunters, Fishermen!!

In the offering is a truly unique, diverse 120-acre tract of Woodbury County Farmland. This beautiful piece of property lying just on the East side of Anthon, Iowa can be whatever you would like it to be. For those of you who are outdoor enthusiasts that want to enjoy having your own private get away with extra income potential this is it. With the Little Sioux River running through the property, Hunting and Fishing possibilities are unlimited. The FSA Office will make the final determination after the sale on the exact tillable acres which are combined with another 40 acre tract. There will be a nice amount of farmland that will go with the 120 acres. The NRCS Office shows the main soil types to be Anthon and Rawles with a lot of other diverse soils, all listed on our website. The Farm carries a weighted average CSR2 of approximately 67.

No matter what you want from a piece of land in the heart of Woodbury County, this farm can provide it. Whether you are going to farm the land and maybe want some additional income from a possible hunting and fishing lease or vise versa. Imagine the joy of your (own) private escape where you can enjoy nature in all her Glory. Sitting on the riverbank listening to the soothing sounds as the Little Sioux flows by and upland game and birds share their world with you. All this plus additional income from the land. How could it get any better than this? The Krells are giving someone a rich opportunity. Good Luck Everyone and Dream of years of enjoyment!!

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

LAWRENCE C. KRELL JR. IRREVOCABLE TRUST - Owner

Jay Phipps - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



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AUSTIN POPKEN
Auctioneer/Realtor



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