

BROCK AUCTION COMPANY, INC.

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

896 Acres M/L of Farm & Recreational Land
Offered in 8 Tracts (Per Original Government Survey)
Section 10, 20, 24, 25 & 26 Cherokee Township,
Section 1 of Pilot Township & Section 13 of Rock Township
Cherokee County, Iowa

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, November 8, 2021 @ 10:00 AM

Sale Held at Little Sioux Event Center - 201 Linden St. Cherokee IA

METHOD OF SALE: The tracts will be offered in their respective order with Tract 1 being first and Tract 8 being last. Each tract will sell separately and will not be combined.

GENERAL DESCRIPTION: Holy Cow!! Cherokee County has been known for its rich history and wide ranging diversity. The Phipps family has been a prime example of that diversity and for sure a part of the rich history. The family land that they have accumulated over the years and their love for all things related to the land makes this unique offering a neat opportunity for you to participate at whatever level of interest you have.

From some of Cherokee County's highly productive farmland and CRP to its awesome reputation as being a recreational haven for all seasons, it offers something for everyone and all just minutes from the great community of Cherokee itself. The farmland in tracts 1, 2 & 3 range in size from approx. 124 acres M/L to 160 acres M/L and 264 acres M/L. All good producing farms that have been farmed by some of the area's good farm families and well cared for by them. All the information regarding the farms are on our website at www.BrockAuction.com. Tract 4 & 6 consist of CRP ground perfect for upland bird and other game hunting and provides extra income as well. Tract 5 is an 8 acre building site on Linden Street with a 45' x 90' metal building and only 2 minutes from town.

Tract 7 & 8 as well offer some of Cherokee's biggest bucks anywhere. This wooded timber river bottom ground is what deer hunters, outdoor enthusiast of all kinds only dream of. The Little Sioux River is famous for offering beauty and serenity that is hard to match and very hard to find.

**FOLLOW YOUR DREAMS AND ALLOW THOSE WHO COME AFTER YOU
TO LIVE OUT AND FOLLOW THEIR DREAMS TOO!**

TRACT 1: Approx 160 acres M/L of Farmland - Sec. 20 of Cherokee Township.

TRACT 2: Approx 124.54 acres M/L of Farmland - Sec. 13 of Rock Township.

TRACT 3: Approx 264 acres M/L of Farmland - Sec. 1 of Pilot Township.

TRACT 4: Approx 100 acres M/L of CRP Land - Sec. 1 of Pilot Township.

TRACT 5: Approx 8 acres M/L with Building Site.

TRACT 6: Approx 53.5 acres M/L of CRP & Recreational Land - Sec. 26 of Cherokee Township.

TRACT 7: Approx 105 acres M/L of Farm and Recreational Land - Sec. 24, 25 & 26 of Cherokee Township.

TRACT 8: Approx 81.65 acres M/L of CRP & Recreational Land - Sec. 25 & 26 of Cherokee Township.

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 December 15, 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

NATE & VIRGINIA PHIPPS TRUSTS - PHIPPS LAND COMPANY - PIP INC.

Pat Phipps - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

BROCK AUCTION CO., INC.
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LICENSED IN: Iowa, Nebraska & South Dakota

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AUSTIN POPKEN

Auctioneer/Realtor

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