



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

80 Acres M/L of Farm & Recreational Land
Section 22, Oto Township, Woodbury County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, November 19, 2021 @ 10:00 AM

Sale Held at Dana Hall - Danbury IA

LAND LOCATION: From Oto: Go East 4 miles on the Danbury Blacktop, then South 1 mile on Michigan Ave. From Danbury: Go West 7 miles on the Danbury Blacktop, then go South 1 mile on Michigan Ave.

From Mapleton: Go Northwest 2½ miles on Highway 141, then go 4 miles North on Plum Ave./Michigan Ave.

GENERAL DESCRIPTION: In this offering is a nice gently rolling 80-acre tract that appears to not only be good farmland but ECO Friendly as well. There is a well-established forest and hard wood trees that make up approximately 20 acres or so. If air quality, beauty and serenity are a part of your overall plan, you couldn't ask for a nicer piece of property and who knows? Maybe Carbon Credits could be in your future as well as good income from the farmland itself.

The Woodbury County FSA Office shows 59.74 Cropland acres with a 59.7 acre cornbase with a 136 bushel PLC Yield Index. The Woodbury County NRCS Office and Assessors show the main soil types to be Monona, Ida, Napier-Castana and carries a 47.8 CSR2 weighted average.

This farm may prove to be upgradable as well if someone wants to work on the trees to pick up some more acres to farm. Whether you want to do that or leave it as it is, there certainly will be some very enjoyable opportunities for the future. Being a good steward of the land, no matter which direction you want to go, should offer good future dividends as time goes on. There are lots of possibilities with this 80. I hope you give yourself and your family an opportunity to explore them in the years to come. All the Best *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 December 19, 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

EVON ANTHONY ESTATE - Owner
Craig Bauerly - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN
Auctioneer/Realtor

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