



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

320 Acres M/L of Nice Farmland

Offered in 2 Tracts

Section 11 & 14, Liston Township, Woodbury County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, November 15, 2021 @ 10:00 AM

Sale Held at Dana Hall - Danbury IA

METHOD OF SALE: The property will be sold with the high bidder having their choice of Tract 1 or Tract 2 or both tracts. In the event that 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 Danbury: Go Northeast 1½ miles on Highway 175, then North 1 mile on Union Ave.

From Battle Creek: Go Southwest 5 miles on Highway 175, then go North 1 mile on Union Ave.

From Mapleton: Go Northeast 9 miles on Highway 175, then go 1 mile North on Union Ave.

GENERAL DESCRIPTION: In this offering there are 2 nice tracts of rolling Eastern Woodbury County Farmland. In today's farming world it is rare to have an opportunity to purchase 2 adjoining quarters like this offering. Whether you want 1 or both, it is really nice to have the option that gives you quite a bit of diversity in land utilization. Each piece has similar land quality with Tract 2 having a little more diverse crop history and the pond. Tract 1 has a small silt pond but maybe a little more row crop acres available. Close to the same but yet different, offers a uniqueness where you get to determine how much flexibility you want. The cropland seems to be in a good state of production and appears to have been well cared for. No matter which piece you chose, one or both, it should prove to be a sound investment and improvement to your current portfolio.

Tract 1 & Tract 2 are combined with the FSA and if sold separately will be split according to their formulas.

Tract 1: The Woodbury County NRCS and Assessors Office shows the main soil types to be Ida, Monona, Napier and Judson while carrying a weighted CSR2 average of 49.8.

Tract 2: The main soil types appear to be Napier, Monona with smaller amounts of Liston-Burchard and Ida. The weighted CSR2 average is 48.2.

The Woodbury County FSA Office shows that Tract 1 and Tract 2 combined to have 252 cropland acres, with a 238.6 acre corn base with a 163 bushel PLC Yield Index and a 7.1 acre wheat base with a 34 bushel PLC Yield Index.

Once again, it should really help your efficiencies if you can add 320 acres to your operation. The farms are just a short hop from the highway and access to some good grain marketing facilities and good livestock production areas just right around the corner. This could be an addition that propels future generations and strengthens their hands for years to come. Best of Luck to All *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 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

SUSAN RENZ, JANE ORTNER, DIANE VOGT & ELIZABETH BRINKERHOFF - Owners

Adam Ullrich - Attorney



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Broker/World Champion Auctioneer



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