



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

160 Unimproved Acres M/L of Farmland

Section 20, Grand Meadow Township, Cherokee County, IA
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, February 21, 2022 @ 10:00 AM

Sale Held at - Pierson Community Center - Pierson Iowa

LAND LOCATION: 1½ miles West of Grand Meadow Heritage Center on 630th St.

From Marcus: Go South 16 miles on D Ave., then go West 1½ miles on 630th St.

From Pierson: Go North 2 miles on Almond Ave., East 3 miles on C-66, North 2 miles on C Ave., West ½ mile on 630th St. **From Washta:** Go West 4 miles on C-66, North 2 miles on D Ave., then go West 1½ miles on 630th St.

LEGAL DESCRIPTION: NE ¼ of the NW ¼, NW ¼ of the NE ¼, SE ¼ of the NW ¼ & SW ¼ of the NE ¼, Section 20, Township 90 North, Range 42 West of the 5th P.M. Cherokee County, Iowa.

GENERAL DESCRIPTION: Wow!! What a way to start 2022 off with a Bang! In the offering is one of Western Cherokee County's top high quality farms. This gently sloped farm is an inside 160 acre tract. It has been meticulously farmed and has had great soil conservation practices used as well. There is an awesome well sloped grass waterway that has been tiled and hayed and shows easy drainage on what little bit of ground is needed for it. Since it is an inside 160, there are very few out acres also. You couldn't ask for a better cared for, better maintained farm that obviously has been farmed by a very good tenant.

The Cherokee County FSA Office shows approx. 150.98 cropland acres, with a 75.80 acre corn base with a 165 bu. PLC Yield Index and a 71.70 acre soybean base with a 53 bu. PLC Yield Index. The Soybean Crop is currently enrolled in the ARC County program and the Corn Crop is currently enrolled in the PLC County Program. The Cherokee County NRCS and Assessors Office show the main soil types to be Galva, with some Colo-Judson. Super soils carrying a nice 84.4 weighted average CSR2.

Combine all these numbers and the super care this farm has had and it would be really hard to come up with a better farm in today's farming world. The demand for high performing top quality land is certainly strong and may very well get harder and harder to find. If you have always wanted to own one of the area's top farms, you want to look closely at this farm. I think history will show that whoever buys this piece will be very well rewarded in the future. It is always best to go first class and this farm certainly is that. Centrally located between Marcus, Washta, Remsen, Cherokee and Pierson in both Eastern Plymouth County and Western Cherokee County, it is ideally located. If you add this to your portfolio, you will never be sorry. *Bruce R Brock*
Best of Luck to All of You!

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 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. The farm is leased for the 2022 crop year and the buyer is to receive the cash rent. 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

RITA & EUGENE WERTHMAN, LUANN HAMMER, CONNIE MONTOYA, JOYCE GOKEY, COLLEEN HODGE & DEAN HODGE
Owners

George Wittgraf - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN

Auctioneer/Realtor

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