



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

141 Unimp. Acres M/L of Good Quality Rolling Woodbury County Farmland

Section 18, Kedron Township, Woodbury County, IA
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, June 10, 2022 @ 10:00 AM

Sale Held at - Anthon American Legion - Anthon, IA

LAND LOCATION: From Anthon: Go 4 miles Northwest on D-30, then go North 2 miles on Lucas Ave. From Correctionville: Go 3 miles Southwest on Hwy 31, then go 3½ miles West on 180th St. From Merville: Go 3 miles East on Hwy 20, then go 5 miles East on D-22, 2 miles South on L-21, then go 1 mile East on 180th St.

From Pierson: Go 2½ miles West on D-12, 5 miles South on L-21 and continue South 2 miles on L-21, then go 1 mile East on 180th St.

LEGAL DESCRIPTION: Part of the NW¼, Section 18, Township 88N, Range 43 West of the 5th P.M. Woodbury County, Iowa

GENERAL DESCRIPTION: What a wonderful offering this farm is!! Centrally located between Anthon, Correctionville, Merville & Pierson makes this farm easy for you no matter which one of these towns you call home. This rolling Woodbury County farm is a very nice representative piece for this area with one exception. It has been farmed by one of the areas best farmers, a tenant who cares for the land as if it was his own. This farm is a good producing piece that has had great conservation practices used; the land shows the care it has had all these past years.

The Woodbury FSA Office shows there are 137.78 Farmland Acres, with 130.28 Cropland Acres with a 129.99 acres cornbase, with a 184 bu. PLC Yield Index & it is enrolled in the ARC County Program. The Woodbury NRCS & Assessors Office shows the main soil types to be Ida & Napier & Monona. The farm carries a weighted CSRII average of 48.3. Good representative numbers for the area.

In todays changing world of agriculture where good tracts like this don't come on the market all that often make it very important to take advantage of it when you have the opportunity. Couple that with the fact that you more then likely never have another chance at this property again in your lifetime. So if you are in the business for the long term and your family is as well, please do yourself a favor and give this farm strong consideration!!

Thanks and Best of Luck to all. Bruce and Austin

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 seller 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

RJB FARMS & BARBARA BUCKLEY L.E. - OWNERS

Jim Westergaard & Chad Thompson - Attorneys



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AUSTIN POPKEN
Auctioneer/Realtor

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