

BROCK AUCTION COMPANY, INC.

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

160 Unimproved Acres M/L of Madison County Farmland / Deer Hunting Property Section 32, Webster Township, Madison County, Iowa (Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING
Online Bidding @ [BrockAuction.com](https://www.brockauction.com) & Click on  **HiBid**

Friday, October 14, 2022 @ 10:00 AM
SALE TO BE HELD AT THE FARM SITE

LAND LOCATION: From Macksburg: Go North on P- 53/ Deer Run Ave; 2 miles, then go West on 280th St. 2 miles. From Winterset: Go West on Highway 92; 8 miles then go South on P- 53/ Deer Run Ave; 6 miles, then go West on 280th St. 2 Miles. From Greenfield: Go East on Highway 92; 13 miles, then go South on Bittersweet Ave; 5 miles.

LEGAL DESCRIPTION: SW¼ of Section 32 Township 75 North Range 29 West of the 5th P.M. Madison County Iowa containing approximately 160 Acres M/L.

GENERAL DESCRIPTION: In this offering is a very nice representative Madison County, Central Iowa Combination Farm. This gently rolling farm, has a variety of cropland with some pasture and hay ground. The cropland has had good crop rotation practices used and conservation practices have been applied in the terracing utilized for soil savings as well.

The Madison County FSA office shows there is 110.49 cropland acres with a 73.79-acre corn base with a 140 bu. PLC Yield Index, and a 36.70-acre soybean base with a 43 bu. PLC Yield Index. The Madison County Assessors and NRCS office show the main soil types to be Shelby and Sharpsburg with a smaller amount of Colo-Ely, Olmitz and Lamoni. The farm carries a 63.6 weighted Average CSR II.

Deer Hunters and Outdoor Enthusiast take a look at the possibility that you have. Here is a great opportunity for a parcel of land set up perfectly for hunting and income production. From here to the Missouri border is the **"Famous Whitetail Country Combo"** that Iowa is famous for. Good income producing farmland surrounded by exceptional forest habitat that grows **"Big Bucks"**. Imagine having your very own hunting camp; no public crowds, you set the lay out, bring buddies or not, and all the while the rent can help it pay its way. This is a dream come true and one that you and your family will always be so proud its yours for years to come. These parcels are getting gobbled up and are in great demand. Don't let this get away without careful consideration.

Best of luck from all of us at Brock Auction Co.

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 November 28th 2022, 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 2023 crop year. The buyers will receive the cash rent for the 2023 crop year. Sellers will pay those taxes that become delinquent October 1st 2023 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 the sale shall supersede any previously written or oral statements.

FOR COMPLETE LISTING, VIDEO & PHOTOS SEE [WWW.BROCKAUCTION.COM](https://www.brockauction.com)

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

STEVE AND SUSAN WALLACE - OWNERS
Paul Carey - Attorney



BRUCE R. BROCK
Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
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AUSTIN POPKEN
Auctioneer/Realtor

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