

# BROCK AUCTION COMPANY, INC.

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

**120 Acres M/L of Prime Sac County, Iowa Farmland**  
**Two Tracts: Sect. 3 & 11, Richland Township, Sac County, Iowa**  
(Per Original Government Survey)

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

**Monday, March 27th, 2023 @ 10:00 AM**

**Sale to be held at the Odebolt Community Center**  
**116 E. 2nd St. Odebolt, IA 51458**



**OFFERED IN TWO TRACTS (Tract 1 - 80 Acres : Tract 2 - 40 Acres)**

**METHOD OF SALE:** The property will be sold with the high bidder having their choice of Tract 1 or 2 or both tracts. In the event 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 Odebolt: Go North 4 miles on M-43. From Lake View: Go West 10 miles on Highway 175, then go North 4 miles on M-43. From Arthur: Go East 5 miles on Highway 175, then go North 4 miles on M-43. From Schaller : Go 2 miles South on Highway 110, East 2 miles on Highway 20, then go South 7 miles on M-43.

**GENERAL DESCRIPTION:** Sac County, it's your time to shine!! The Charlie Schrunk Estate is offering not only 2 of the finest farms in Sac County, but some of the best in the state of Iowa and for sure in the United States! We are all looking for nice, high quality, top producing farms that drain well and doesn't take on water from anyone else and have nice straight rows. Well, you have an opportunity at all these attributes in these 2 parcels. This ground has been extremely well cared for, for years by one of the area's top farm families who are known for caring for the land they lease as if it was their own.

**The Sac County FSA office shows:**

**Tract 1** to have 76.77 cropland acres with a 38.40-acre corn base with a 189 bu. PLC Yield Index and a 38.37-acre soybean base with a 53 bu. PLC Yield Index. The NRCS and Assessors Office shows the main soil types to be Galva, Afton and Primghar and a weighted **average CSR II of 91.4**.

**Tract 2** has 37.43 cropland acres with a 18.71-acre corn base with a 189 bu. PLC Yield Index and a 18.72-acre Soybean base with a 53 bu. PLC Yield Index. The NRCS Office and Assessors Office shows the main soils to be Galva, Primghar and a small amount of Afton and a weighted **average CSR II of 95.2. WOW look at those numbers!!**

The new buyer will have the opportunity to farm the land this 2023 crop year. Imagine the pride you will have when you pull in the field in just a few weeks and look at the powerful piece you have just taken control of for you and your family forever. I can't think of one thing you could do or any place you could go to out do these high, high performing pieces of Sac County land. This is an extremely proud area that has always shown great pride in their land, and this would be a super addition to that proud legacy. I only wish we had this quality of farmland to offer all of you. The reality is that only 1 or 2 of you are going to be lucky enough to walk away with your head held high and know that you now own some of the very best land anywhere to be farmed. I hope you won't be one the ones who drive by on the highway for decades and say, "I wish I would have". Trust your instincts and do your very best to be the one who drives by and feels the satisfaction of saying "I'm sure glad I did!"

Best of luck to all of you from myself, Bruce Brock, and all of us from Brock Auction Co. *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 May 1st, 2023, 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 land is available for farming in 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

**CHARLIE O. SCHRUNK ESTATE – Owner**  
Craig Bauerly - Attorney



**BRUCE R. BROCK**  
Broker  
World Champion Auctioneer  
612-859-3794



**AUCTIONEERS:**

Darrell Scott - Mapleton, IA.....712-208-0003  
Steve Gaul - Hawarden, IA.....712-551-6586  
Adam Karrels - Sturgis, SD .....605-490-1701  
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Troy Donnelly - Elk Point, SD.....712-899-3748

**BROCK AUCTION CO., INC.**  
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**[WWW.BROCKAUCTION.COM](https://www.brockauction.com)**

LICENSED IN:

Iowa, Nebraska & South Dakota



**BRIAN RUBIS**  
Auctioneer  
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**AUSTIN POPKEN**  
Auctioneer/Realtor  
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