

BROCK AUCTION COMPANY, INC.

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

**73.06 Acres M/L of the Highest Indexing & Highest Producing Farmland
in O'Brien County, IA**

**Section 16, Center Township, O'Brien County, Iowa
(Per Original Government Survey)**

**PUBLIC AUCTION
LIVE AND ONLINE BIDDING**

Online Bidding @ [BrockAuction.com](https://www.brockauction.com) & Click on  HiBid

Monday, June 19th, 2023 @ 10:00 AM

Sale to be held at Primghar Comm. Center - 215 1st St. SE Primghar, IA 51245

LEGAL DESCRIPTION: E½ of the SE¼ (EXCEPT THE ACREAGE) Section 16, Township 96 North, Range 40 West of the 5th P.M., O'Brien County, Iowa containing approx. 73.06 Acres M/L.

LAND LOCATION: From Primghar: Go East 3 miles on B-40, then go North 3 miles on L-54.

From Sanborn: Go East 4 miles on Hwy 18, then go South 3½ miles on L-54.

From Hartley: Go West 4 miles on Hwy 18, then go South 3½ miles on L-54.

GENERAL DESCRIPTION: The Search for Excellence Ends Here!!

Since the beginning of time in farming, man has sought the very best there is to grow crops and build a family legacy. For literally centuries here in the United States the quest for the best has been sought after as this young nation pushed West. Nowhere in the world is there better farmland to be found and the early settlers knew it when they hit Northwest Iowa and especially here in O'Brien County. The Wrights are offering a chance for some fortunate family to own the "Very Best of the Best"!! There is no better, richer, higher quality land anywhere in Iowa, the Midwest, or the entire USA. **It has it all!!** It lies just right, with the ability to stand in the middle and see the whole farm, it's surrounded by highways on both sides for quick, easy access to all the markets. Speaking of markets, it is minutes away from excellent grain marketing facilities, ethanol plants and Northwest Iowa's famous livestock feeding facilities, i.e., Cattle, Hogs, Chickens, Sheep and more, all nearby.

The O'Brien County FSA Office shows 68.07 cropland acres with a 33.92-acre corn base with a 162 bu. PLC Yield Index and a 33.63-acre Soybean base with a 49 bu. PLC Yield Index. The O'Brien County Assessor's and NRCS Office shows the main soil type to be Primghar with some Sac, Marcus, and Galva in smaller amounts. The farm carries a weighted CSR II average rating of a whopping 97.7 with **over 57% of the farm carrying a perfect 100 rating. Unbelievable, unheard-of numbers!**

Over the past ages, people from around the world have fought great wars over the desire to have better land and better lives. They have left their families from wherever they were, in search of the promise to build a legacy and safety net for the generations who will bear their name and carry their torch. They have been and always will be the ones to inspire the next generations of stewards of the land to carry on. This is the type of high, high-quality land in the **Breadbasket Of The World** that dreams are made of and where dreams come true. I hope you will give this farm an extremely hard look and make your dreams come true.

From all of us at Brock Auction Company, thank you, and best of luck to you 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 August 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 currently leased for the 2023 crop year with the new buyer to receive the second half of the cash rent. Sellers will pay those taxes that become delinquent March 1st, 2024 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

PATRICIA WRIGHT – Owners
Craig Bauerly - Attorney

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

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