

BROCK AUCTION COMPANY, INC.

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

320 Acres M/L of Prime Farmland in O'Brien County, IA (Offered in 2 Tracts)
Section 4 of Highland & 23 of 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

Friday, August 4th, 2023 @ 10:00 AM

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

METHOD OF SALE - TRACT 1 will be offered first immediately followed by TRACT 2. Tracts will not be combined.
LEGAL DESCRIPTION: TRACT 1 - SW¼ of Section 4, Township 95 North, Range 40 West of the 5th P.M. Woodbury County, Iowa. Containing approx. 160 Acres M/L. TRACT 2 - SE¼ of Section 23, Township 96 North, Range 40 West of the 5th P.M. O'Brien County, Iowa. Containing approx. 160 Acres M/L.

LAND LOCATION: TRACT 1 - From Primghar: Go 2 miles East on B-40, then go 1 mile South on Starling Ave. **From Paulina:** Go 3 miles East on Hwy 10, 6 miles North on Hwy 59, then go 2 miles East on 400th St. **TRACT 2 - From Primghar:** Go 5 miles East on B-40, then go 2 miles North on Tyler Ave. **From Hartley:** Go 4 miles South on M-12, 2 miles West on B-24, then go South ½ mile on Tyler Ave.

GENERAL DESCRIPTION: Two O'Brien County Powerhouses!!!

Holy Cow!! In this awesome offering are two of O'Brien County's top producing farms. Both are located just East of Primghar. What an opportunity to build for the future with a substantial number of acres. Whether you want 160 acres or 320, here is your chance to add great ground to your existing operation. These are two super high-quality farms that rarely come for sale and especially in one the best farming territories anywhere in the world.

The O'Brien County FSA shows the following information:

Tract 1 shows: 151.77 cropland acres with a 75.60-acre corn base with a 186 bu. PLC Yield index and a 75-acre soybean base with a 53 bu. PLC Yield Index.

Tract 2 shows: 152.47 cropland acres with a 92.90-acre corn base with a 186 bu. PLC Yield Index and a 59.50-acre soybean base with a 53 bu. PLC Yield Index.

The O'Brien County assessor and NRCS office shows the main soil types to be:

Tract 1: Mainly Galva, Sac and Primghar with a small amount of Afton, Marcus and Ransom. The farm carries an outstanding CSR II weighted average of 94.3.

Tract 2: Mainly Sac and Galva with smaller amounts of Colo, Primghar, Afton, Marcus and a little over 3 acres of Storden and Fairhaven. It carries another outstanding weighted CSR II average of 91.4. Wow, it is almost impossible to find 2 farms anywhere that carry these strong, strong numbers!

Let's talk about some of the basic keys to success in our farming world today. As in the past, it all starts with a strong foundation and that certainly is the quality of the land. No matter what your operation entails, your operational style, and skills, whether you operate small or large, you will always be better served and have a leg up if you own the very best land to start with. With efficiencies becoming ever more important, having strong ground that is adaptable and able to do everything you could ask of it is vital. These 2 farms are the foundation you want to build your operation on. Your future and your family's will be much brighter with these included in your portfolio. Take control of your future and put 1 or both awesome pieces in your name and enjoy it with pride forever.

All the best from all of us at Brock Auction Company.

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 September 15th, 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.



TRACT 1



TRACT 1



TRACT 2



TRACT 2

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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

BOOGE PROPERTIES LIMITED PARTNERSHIP – Owners

Michael Dudding - Co. Trustee - Jeff Johnson - Attorney



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



AUCTIONEERS:

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[WWW.BROCKAUCTION.COM](https://www.brockauction.com)

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