

BROCK AUCTION COMPANY, INC.

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

180.92 Acres M/L of Unimproved Farmland in Woodbury County, Iowa
Section 18 of Rutland Township, Woodbury County, Iowa

(Per Original Government Survey)



PUBLIC AUCTION
LIVE AND ONLINE BIDDING



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Friday, August 25th, 2023 @ 10:00 AM

Sale to be held at Kingsley Comm. Center - 207 E 1st St. Kingsley, IA 51028

LEGAL DESCRIPTION: SW $\frac{1}{4}$ of Section 18, Township 89 North, Range 43 West of the 5th P.M. Woodbury County, Iowa containing approx. 180.92 Acres M/L

LAND LOCATION: From Kingsley: Go South 2 $\frac{1}{2}$ miles on L-14, West 1 mile on D-12, then go South 2 miles on Jewell Ave. From Merville: Go East 4 miles on Highway 20, then go North 2 $\frac{1}{2}$ miles on Jewell Ave. From Correctionville: Go West 10 miles on Highway 20, then go North 2 $\frac{1}{2}$ miles on Jewell Ave. From Pierson: Go West 5 miles on D-12 then go South 1 $\frac{1}{2}$ miles on Jewell Ave.

GENERAL DESCRIPTION: In the offering is a very nice, solid Woodbury County Farm. Located neatly in the rolling hills of Northern Woodbury County. This centralized location is conveniently located NE of Merville, SW of Pierson, and South of Kingsley. You couldn't make it any better for access to the area's grain, marketing facilities. Only 2 $\frac{1}{2}$ miles North of Highway 20, a main artery across Iowa, ensures easy access to all the marketing options this rich area offers. Sioux City's terminal markets, top quality livestock feeding, local grain marketing facilities, ethanol plants and more. All these combined should prove to give you every marketing option at an efficient delivery point no matter what you choose. In today's world of technology driven farming and all that offers you should be a head of the game compared to a lot of other farms.

The Woodbury County FSA office shows 175.65 farmland acres, 169.23 cropland acres with a 104.50-acre corn base with a 165 bu. PLC Yield Index and a 57-acre soybean base with a 47 bu. PLC Yield Index. The farm is currently enrolled in the ARC County Program. The Woodbury County NRCS and Assessors office shows the main soil types to be Monona and Judson with smaller amounts of Ida. The farm carries a very good weighted average CSR II of 74.3. Good soil and strong numbers combine to make this a very desirable farm.

Over the years it has proved extremely successful to step out in front of the pack when it comes to being able to take advantage of opportunities as they arise. This farm is one of those times and seems to have almost everything you can ask for. Great location, access to many different marketing opportunities, good soil, solid foundational traits and much more. Look carefully and I think you'll find this to be one you will always be glad you own.

Good luck from myself, Bruce Brock and all of us at Brock Auction Company.

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 October 16th, 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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

AL - BO LIMITED PARTNERSHIP/BOOGE TRUST – Owners

Michael Dudding - Co. Trustee - Jeff Johnson - Attorney



BRUCE R. BROCK
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World Champion Auctioneer
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