

# BROCK AUCTION COMPANY, INC.

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

**Approx. 155 Acres M/L of Unimproved Farmland in Woodbury County, IA**  
**Section 20 of Rock Township, Woodbury County, Iowa**  
(Per Original Government Survey)



**PUBLIC AUCTION**  
**LIVE AND ONLINE BIDDING**

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

**Friday, November 17th, 2023 @ 10:00 AM**

**Sale to be held at Correctionville Comm. Center - 312 Driftwood St. Correctionville, IA 51016**

**LEGAL DESCRIPTION:** SE ¼ except the acreage in Section 20, Township 88 N, Range 42 W of the 5th P.M. Woodbury County, Iowa.

**LAND LOCATION:** From Correctionville: Go 2 miles East on Highway 20, then go South 5 miles on L-37. From Cushing: Go 4 miles West on D-22, then go South 5 miles on L-37. From Anthon: Go 5 miles East on D-38, then go North 2 miles on L-37

**GENERAL DESCRIPTION:** In the offering is a very nice Eastern Woodbury County Farm. Located in Rock Township just Southeast of Correctionville and Southwest of Cushing on Highway L-37 (Danbury blacktop) makes this as centrally located as you could ask for. The farm is currently enrolled in the CRP Program until October 30, 2026. The CRP rate is \$314.53 per acre on 142.85 acres for a total annual payment of \$44,931.00. This is a good investment return coupled with growth potential from an asset standpoint in the future.

Along with CRP payment from the FSA office, the Woodbury County NRCS office and Assessor show the main soil types to be Monona with smaller amounts of Judson and Ida. The Farm carries a very nice weighted average CSR II rating of 68 with almost 41% carrying an 85 to 92 CSR II. These good numbers combined with the nice terraces and other conservation practices used over the years by the Hansen Family make this an excellent farming prospect for the future post CRP. The land, after resting and replenishing all these years, should prove to be highly productive and in a high state of fertility.

With crop prices fluctuating constantly up and down, up and down it would be refreshing to spend the next 3 years just sitting back and not worrying about a thing. The Hansens are a proud family, and their farm shows it. I am almost certain you will enjoy that same prideful feeling for years to come if you are the new proud owner. Ownership of quality farmland has always been a stalwart in the financial stability of farming families and agricultural investors as well. Good land, good returns, and potential future growth make this one of the great opportunities. Make sure you give this farm your full attention. You will never be sorry. Thank you from all of us at 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 January 3rd, 2024 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. Sellers will pay those taxes to the date of final settlement. 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.



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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**RANDALL HANSEN & KRISTIN MATHERS – Owners**

Richard Cook - Attorney



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Broker  
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612-859-3794



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