

BROCK AUCTION COMPANY, INC.

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

133.5 Acres M/L of Unimproved Farmland in Woodbury County, IA
Section 14 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

Monday, December 4th, 2023 @ 10:00 AM

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

LEGAL DESCRIPTION: PT of the NW¼ of Section 14, Township 88 North, Range 42 West of the 5th P.M. Woodbury County, Iowa. Approx 133.5 Acres.

LAND LOCATION: From Correctionville: Go East 4 miles on Highway 20, then go South 2 miles on Taylor Ave. From Cushing: Go West 1½ miles on D-22, then go South 1½ miles on Taylor Ave. From Anthon: Go East 5½ miles on D-38, North 3 miles on L-37, East 2 miles on 190th St., then go North ¾ mile on Taylor Ave.

GENERAL DESCRIPTION: In this offering is a very nice Rock Township farm. This unique offering is one of the long-standing rolling farms that has a history of excellent conservation practices and great care. For decades Cliff and Wanda Weber and their daughter Judy Roose, were conservation minded and the FSA office shows that even today the conservation system is being actively applied. Located between Cushing and Correctionville just a couple miles South of Highway 20 makes for easy access to all the areas, marketing facilities and livestock producers.

The Woodbury County FSA office shows 130.48 Cropland acres with a 75.78-acre corn base with a 169bu PLC Yield index and a 41.60-acre Soybean base with a 45bu PLC Yield index. The Woodbury County NRCS and Assessors office shows the main soil types to be Monona with smaller amounts of Ida, Judson, and Galva. The farm carries a weighted average CSR II of 64.6. It is currently enrolled in the ARC County Program.

In today's uncertain times what could be better than an opportunity to purchase as solid and hard an asset as there is "Iowa Farmland". When the chance to add a piece that has a long, long reputation from a great family you need to really take a long hard look at what it can do for you as well. The farm took great care of their family for decades and surely will for yours as well. In the long run and the big scheme of things, owning quality farmland has proven to be one of the finest investments and will no doubt be that way for generations to come.

From all of us at Brock Auction Co., Best of luck!

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 12th, 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. The farm is currently leased for the 2024 crop year with the new buyer to receive the cash rent. Sellers will pay those taxes that become delinquent October 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

JUDY (WEBER) ROOSE REVOCABLE TURST – Owners

Jonathan De Reus - 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, SD605-490-1701
Pat Robeson - Sioux City, IA.....712-259-1734
Troy Donnelly - Elk Point, SD.....712-899-3748

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