

# BROCK AUCTION COMPANY, INC.

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

## Buena Vista Co. Iowa Farm & Recreational Land Approx. 120 +/- Unimproved Acres (Per Original Government Survey)

### LIVE PUBLIC AUCTION AND ONLINE BIDDING

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

Monday, January 18, 2021 @ 10:00 AM

Sale Held at the KC Hall - 1507 E. Lakeshore Dr. Storm Lake, IA 50588

**LAND LOCATION:** From Storm Lake: Go East 1 mile on E Lakeshore Dr., South 5 miles on Highway 71, then West 1 mile on 660<sup>th</sup> St. **From Early:** Go North 1 mile on Highway 471, continue North 6.2 miles on Highway 7, then West 1 miles on 660<sup>th</sup> St. **From Schaller:** Go North 1 mile on Highway 110, East 6 miles on 190<sup>th</sup> St., then North 3 miles on Jackson Ave.

**LEGAL DESCRIPTION:** S 1/2 of the SE 1/4 & the NE 1/4 of the SE 1/4 of Section 35, Township 90N, Range 37W of the 5<sup>th</sup> P.M., Buena Vista County, Iowa (Containing Approx. 120 Unimproved Acres)

**GENERAL DESCRIPTION:** In this offering is a very nice yet unique piece of farmland. This 120 acre unit located just 3 1/2 miles south of the Lakeside Beach on 120<sup>th</sup> Avenue offers a very interesting mix of opportunities.

- **From a purely farming aspect**, according to the Buena Vista County FSA Office, there is approx. 88.6 Cropland acres with a 68 acre Cornbase w/ a 149bu. PLC. Yield Index and 20.6 acres in the CRP Program w/ \$4,947 annual payment with 2 years remaining in the program. The Buena Vista NRCS Office shows the main soil types to be Sac, Colo, Calco with smaller amounts of Terril, Hawick, Wadena, Storden, Biscay and Primghar. The Farm has a weighted CSR2 average of 75.4.
  - **From a perspective of land ownership** and all of the different potential to come from it, let's consider what's available.
  - **Potential Hunting and Recreational:** Included in the 120 acres is approx. 20.6 acres of CRP and there are an additional approx. 20+ acres of virgin land that hasn't been plowed. All of this offers excellent pheasant, migratory waterfowl and upland game potential for you hunters. Winter snowmobiling and other recreational uses limited only by your imagination. All of this is less than 5 minutes from the lake!
  - **Imagine having your own recreational property** that will provide all the fun you want and pay you some nice cash rent to help defray your costs.
- There is also a sand and gravel pit just to the East** of the property across the road. Who knows what potentially lies beneath your ground. No matter what you are looking for, this farm which has been in the family for over 60 years can be the beginning of a new legacy for your family. One that will prove to be all you can dream to make it. Best of Luck to 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 February 18, 2021 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 Real Estate Taxes are \$2,874. Sellers will pay prorated taxes to the date of final settlement and all prior taxes based on 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 sale shall supersede any previously written or oral statements.



**FOR COMPLETE LISTING, VIDEO & PHOTOS SEE [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

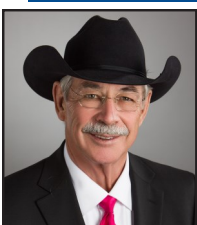
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**FRANCES H. BEAN IRREVOCABLE TRUST - Owner**

Rich Bean - Trustee

Mark Cornish - Attorney



**BRUCE R. BROCK**  
Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
30 Plymouth St. SW - Le Mars, IA 51031  
(712) 548-4634 [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)  
LICENSED IN: Iowa, Nebraska & South Dakota

**AUCTIONEERS:**

Bruce Brock - Le Mars, IA.....612-859-3794  
Austin Popken - Le Mars, IA .....712-539-1178  
Brian Rubis - Le Mars, IA.....712-253-5481  
Darrell Scott - Mapleton, IA.....712-208-0003  
Steve Gaul - Hawarden, IA .....712-551-6586  
Adam Karrels - Sturgis, SD.....605-490-1701  
Pat Robeson - Sioux City, IA .....712-259-1734  
Troy Donnelly - Elk Point, SD .....712-899-3748  
John Herry - Windsor, CO.....970-685-0645



**AUSTIN POPKEN**  
Auctioneer/Realtor

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