

# BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

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

## 530+ Acres of Great River Bottom / Rolling Farmland and Recreational Land

Sections 5,7,8 & 10 Oto Township, Woodbury County, Iowa  
(Per Original Government Survey)

### LIVE PUBLIC AUCTION AND ONLINE BIDDING

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

Monday, July 12, 2021 @ 10:00 AM

Sale to be Held at the Oto Ambulance Center

**METHOD OF SALE:** The property will be sold with the high bidder having their choice of Tract 1 or 2 or both tracts. In the event both tracts are taken after the first round, the auction of those 2 tracts is over. In the event only 1 of those tracts are taken, the remaining tract will be offered. Tracts 3,4,5,6 & 7 will be auctioned in their numerical order individually with no combination available. The tracts will not be combined and offered as a single unit.

**GENERAL DESCRIPTION:** What An Amazing Offering. We will be offering 7 distinct tracts, each of which have their own unique attributes. An opportunity to purchase some of the areas best producing river bottom land, as well as some rolling land close by. The following is a partial breakdown of the tracts. All acres, boundaries and other information are approximate and will be determined by the FSA Office according to the guideline once new ownership has been determined.

**Wow!! When was the last time you had a chance to buy from 17.5 acres up to over 530+ acres at one auction?**

The diversity in this offering is quite unique, in the fact that it ranges from some of the top producing flat river bottom land in the area to an awesome combination Recreational Hunting and Fishing/ Farm combination / 80-acre tract and everything in between. Finding units like this is becoming more and more difficult as small tracts are being

combined with larger operations. If you don't want to spend years trying to build a sizeable farming footprint close together, you now have an opportunity to get it done in 1 day. If you are trying to match land that fits your current operation and don't want 500+ acres, you also have that option as well. Well thought out and executed plans will help insure a strong stable future for your farming legacy, whatever they may be. One or all of these farms will only strengthen and enhance your goals. Good Luck to everyone.

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.

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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## GERALDINE MEYLOR ESTATE - Owner

Tony Volk & Todd Volk - Co Executors

Jenny Winterfeld - 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

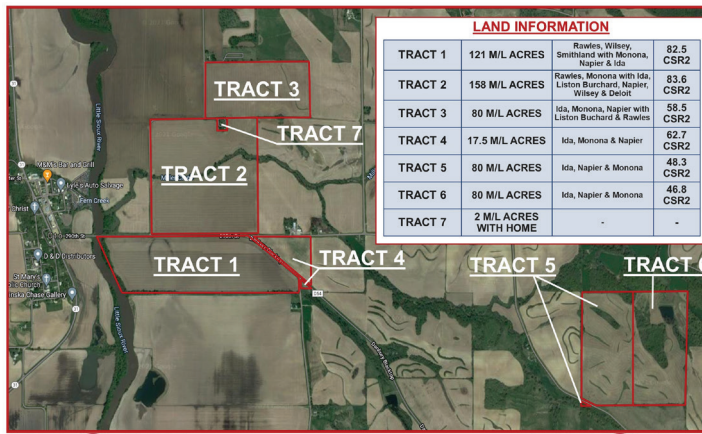
"The Midwest's Largest and Fastest Growing Auction Company of 4 Generations Serving The Midwest Since 1919"

**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



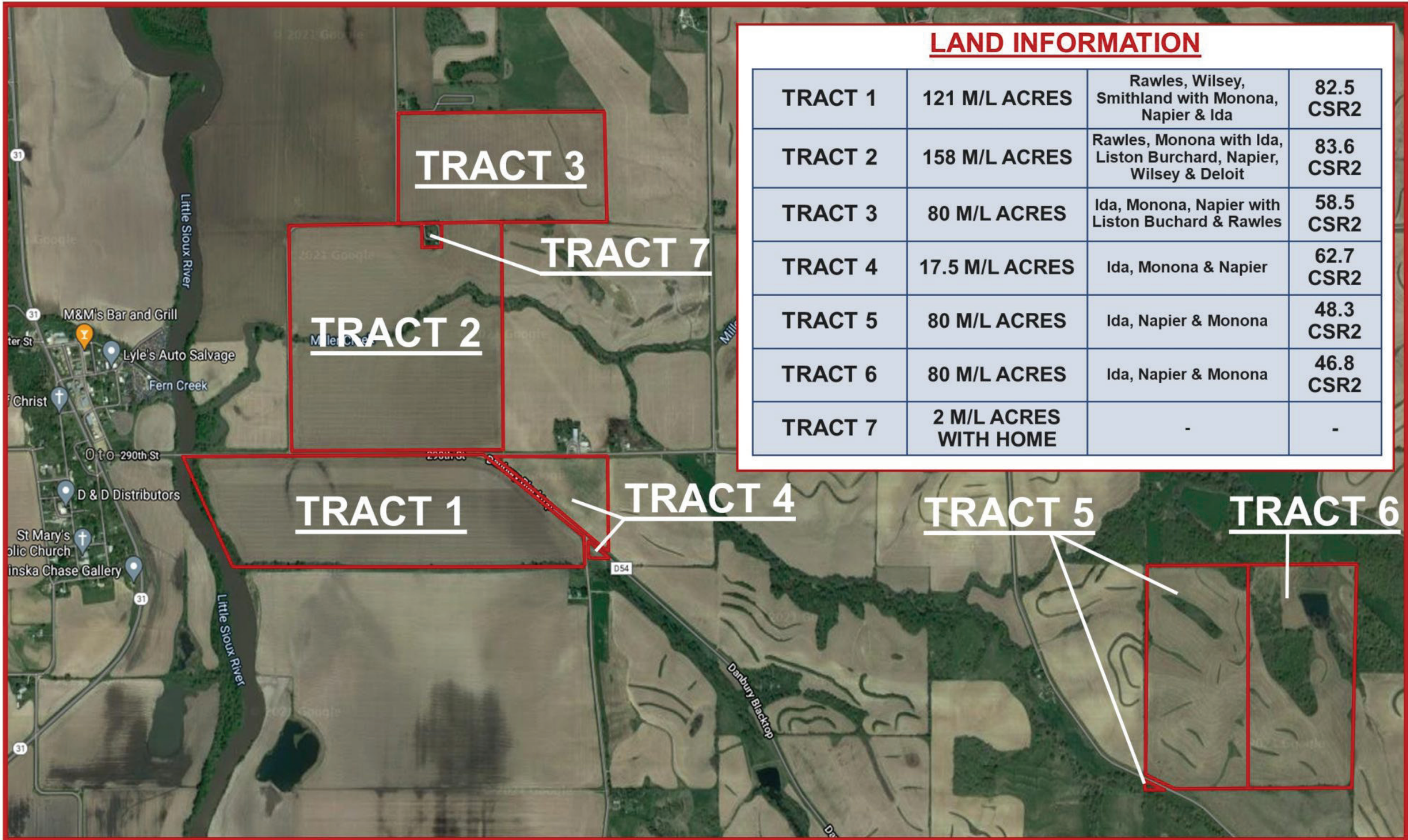
**AUSTIN POPKEN**  
Auctioneer/Realtor



LAND INFORMATION			
TRACT 1	121 M/L ACRES	Rawles, Wilsey, Smithland with Monona, Napier & Ida	82.5 CSR2
TRACT 2	158 M/L ACRES	Rawles, Monona with Ida, Liston Burchard, Napier, Wilsey & Deloit	83.6 CSR2
TRACT 3	80 M/L ACRES	Ida, Monona, Napier with Liston Burchard & Rawles	58.5 CSR2
TRACT 4	17.5 M/L ACRES	Ida, Monona & Napier	62.7 CSR2
TRACT 5	80 M/L ACRES	Ida, Napier & Monona	48.3 CSR2
TRACT 6	80 M/L ACRES	Ida, Napier & Monona	46.8 CSR2
TRACT 7	2 M/L ACRES WITH HOME	-	-

\*All lines and acres are unofficial approximations to be more particularly described by original government survey or exact survey if necessary.\*





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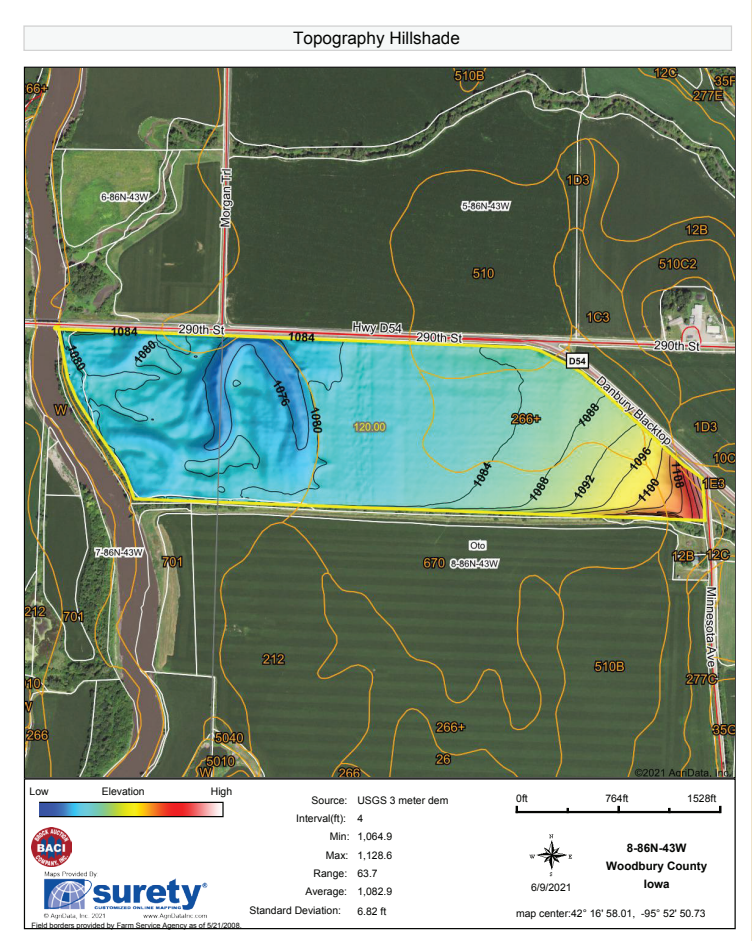
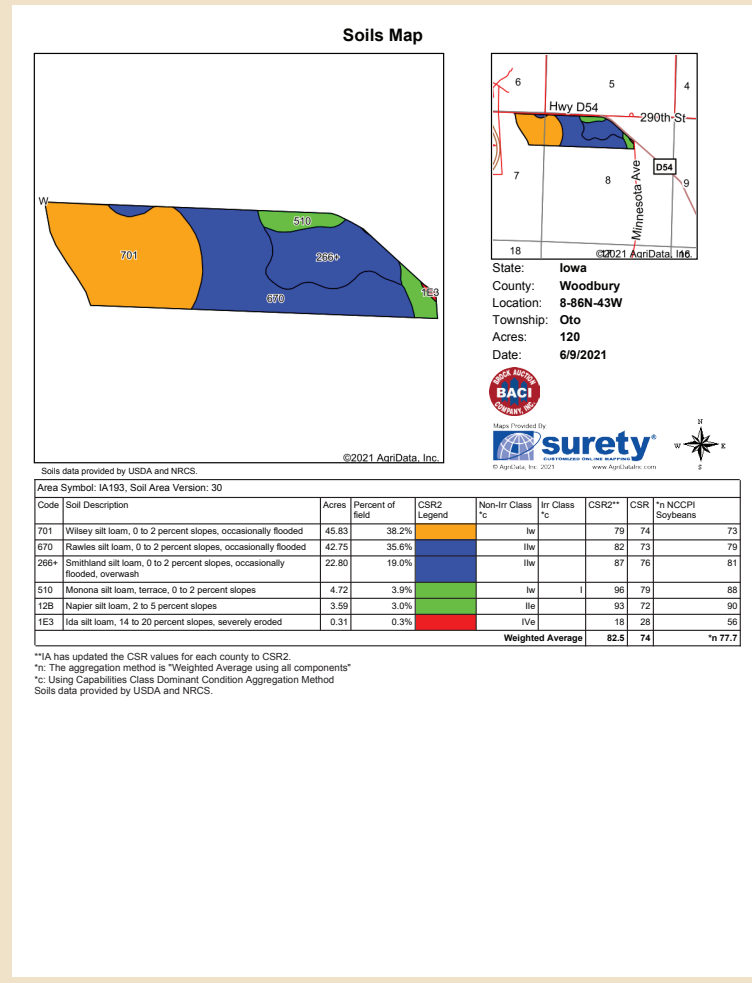
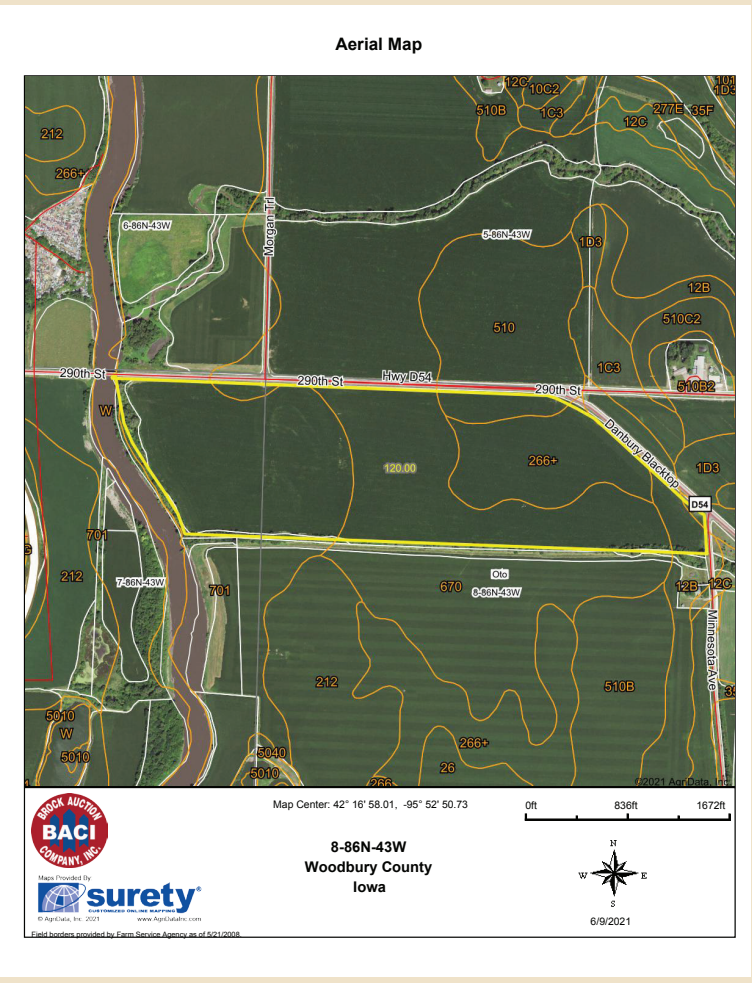


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# TRACT 1

## 121 M/L Acres

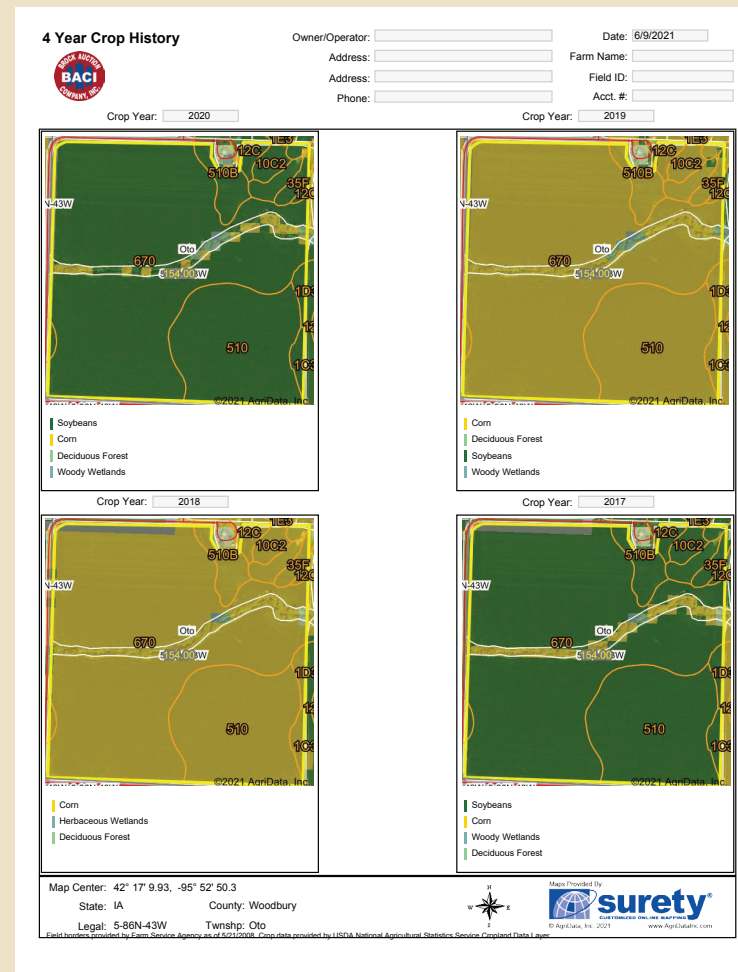
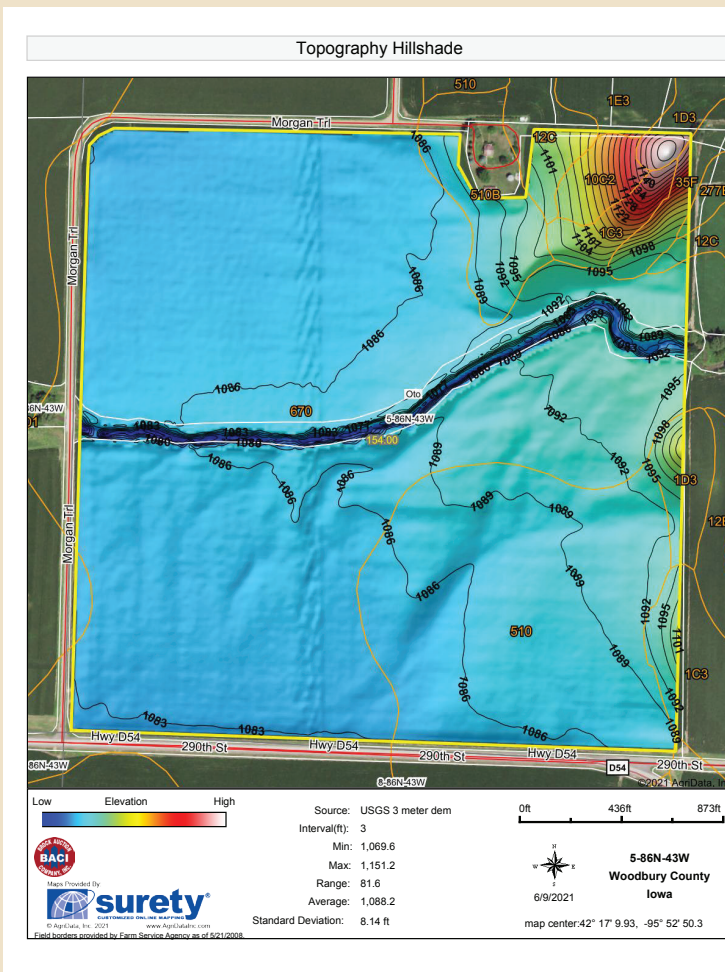
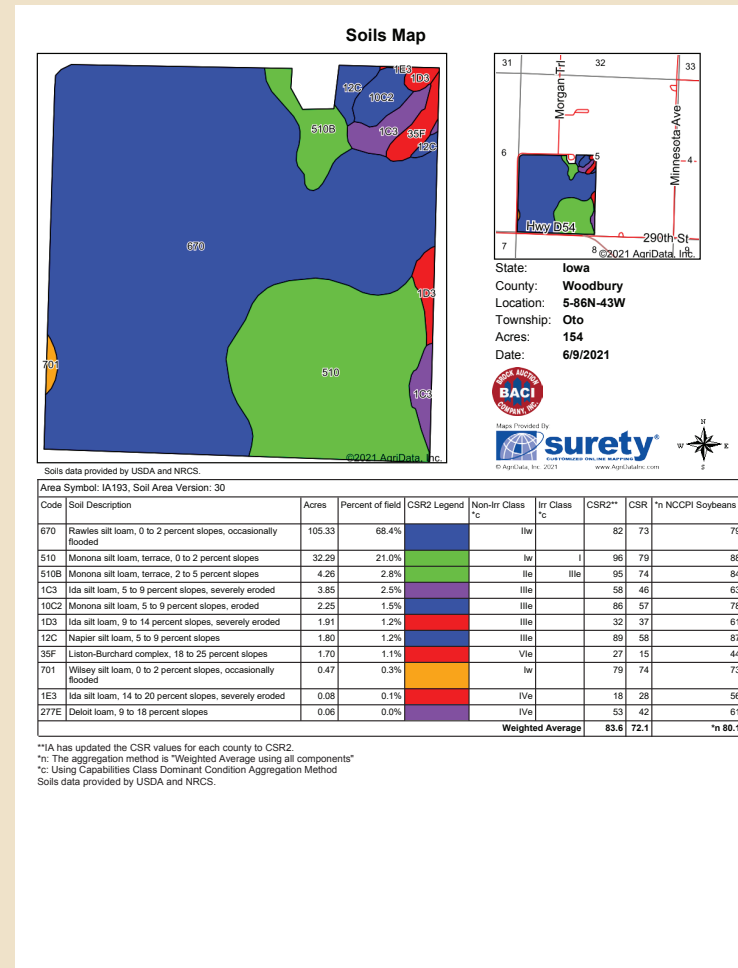


# TRACT 2

## 158 M/L Acres



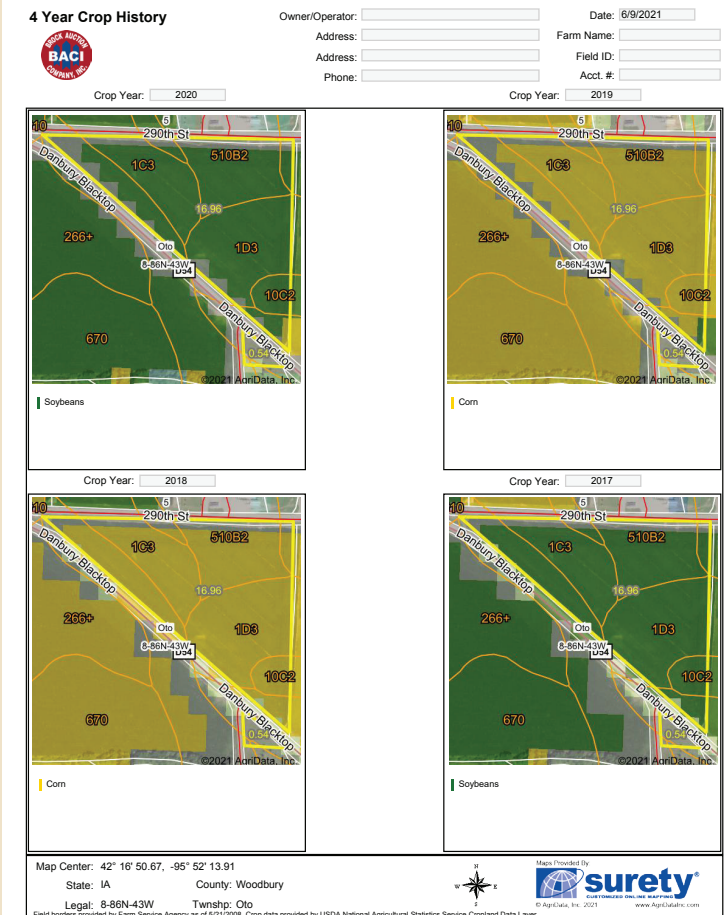
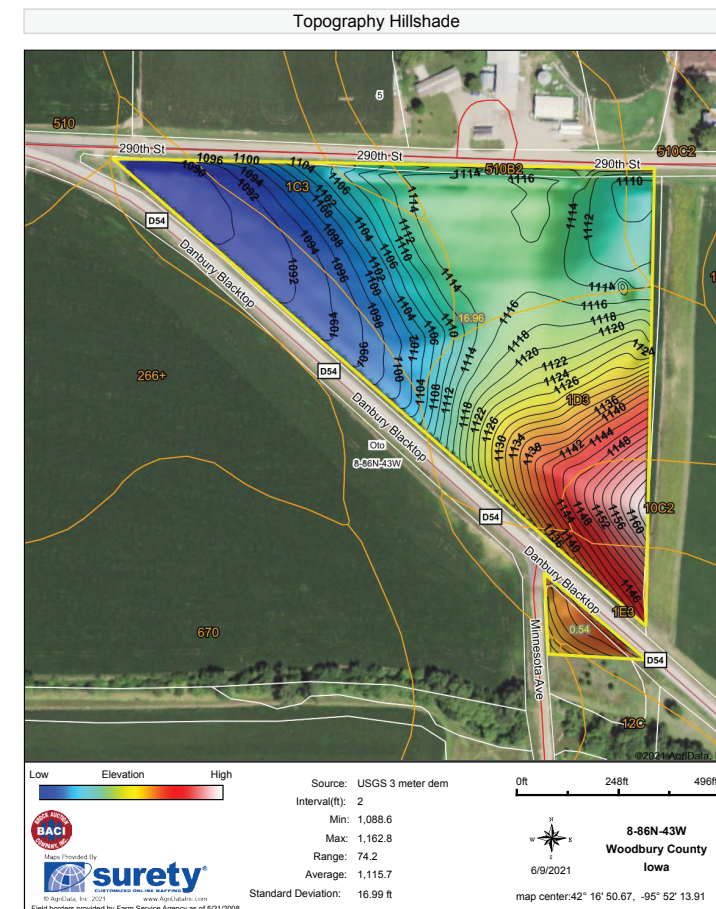
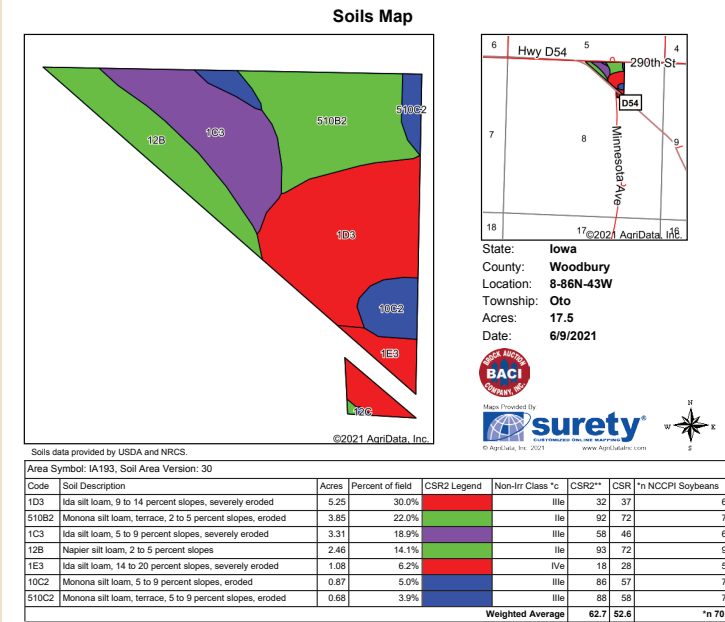
**Acres to be sold separately**





# TRACT 4

## 17.5 M/L Acres



# TRACT 5

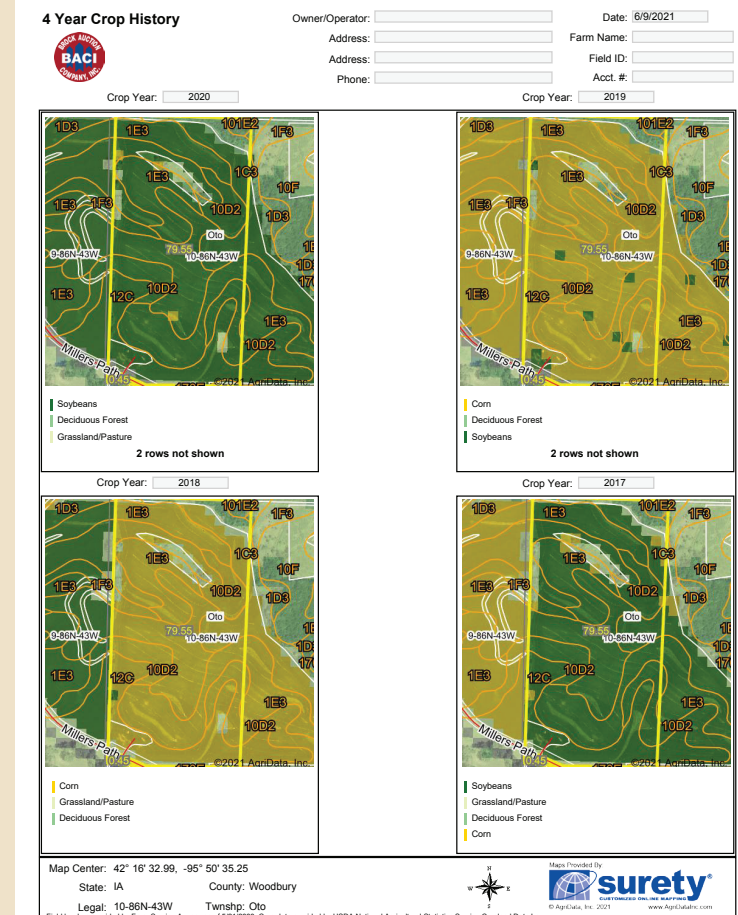
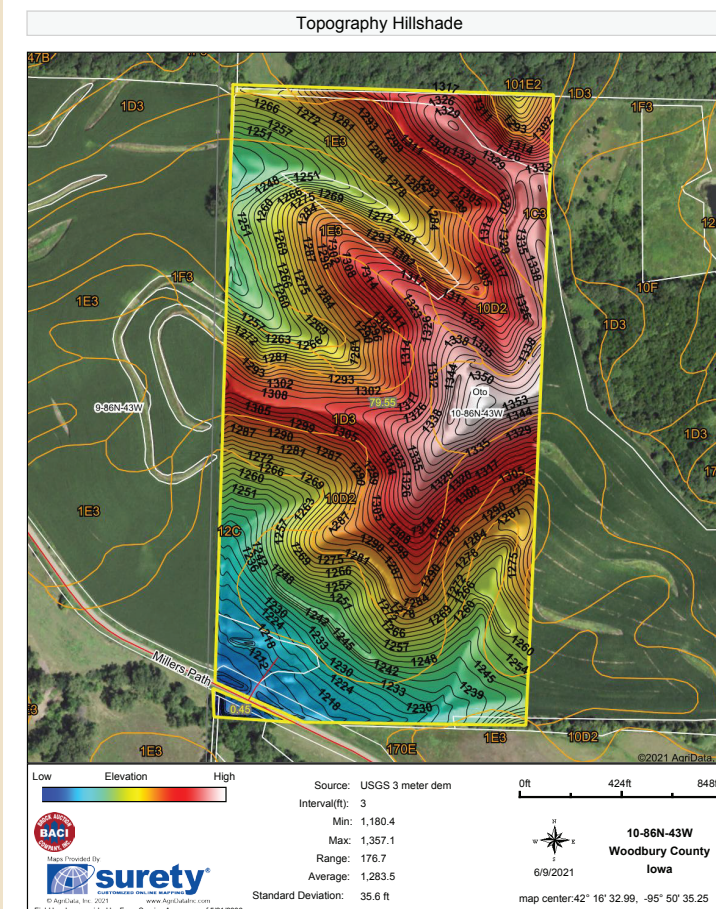
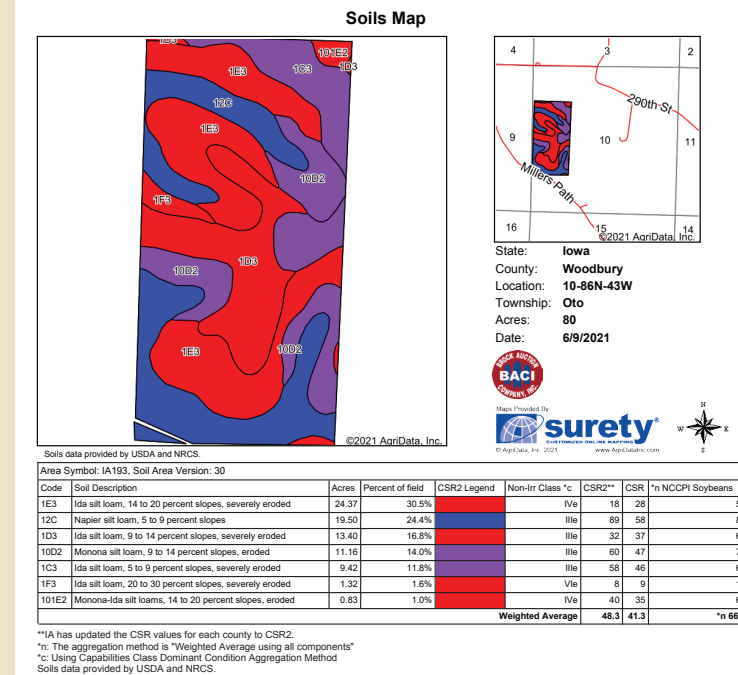
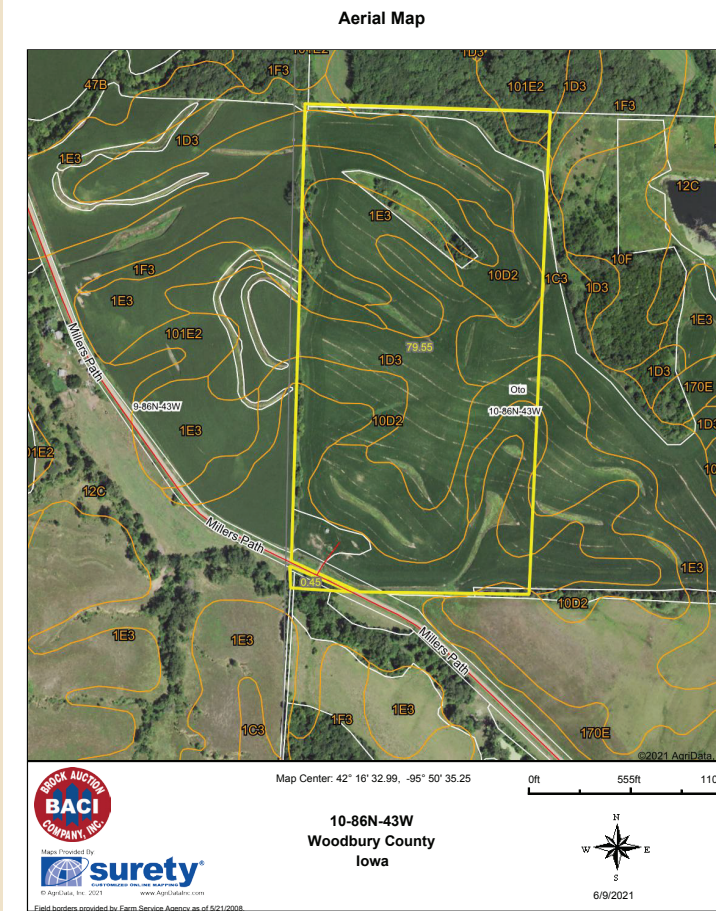
## 80 M/L Acres



TO VIEW VIDEO GO TO  
[WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)

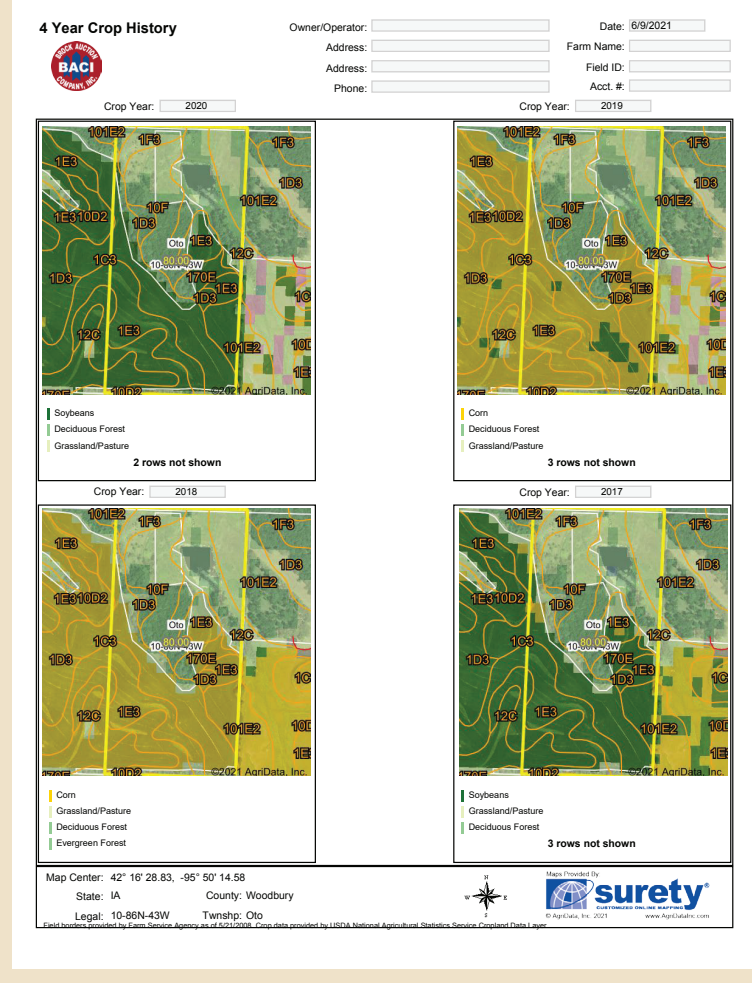
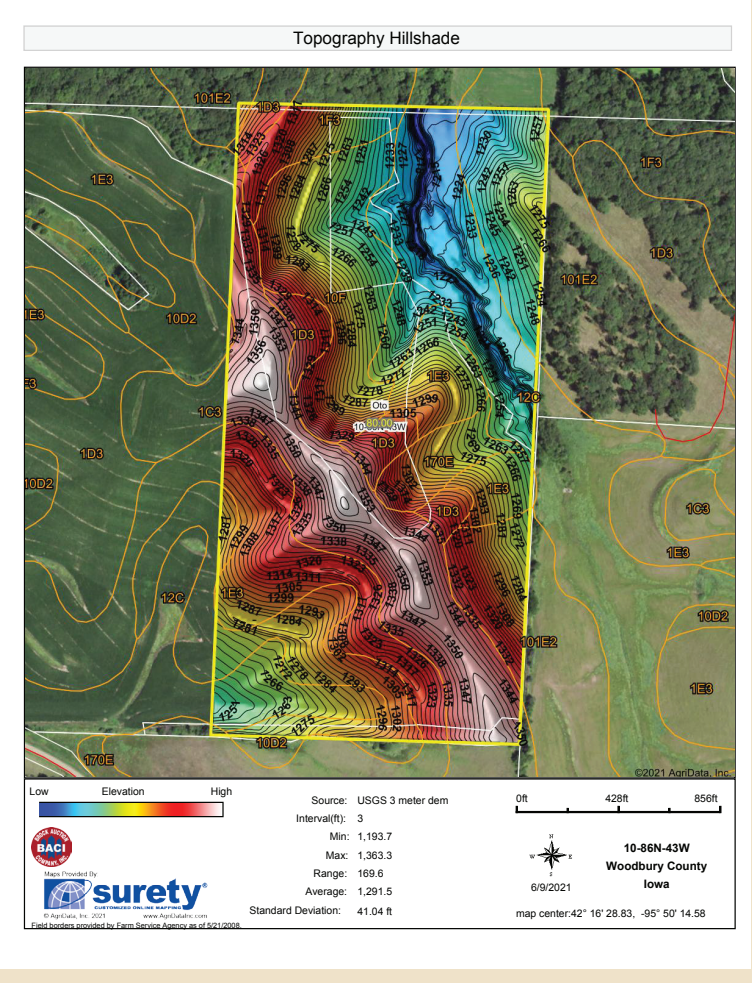
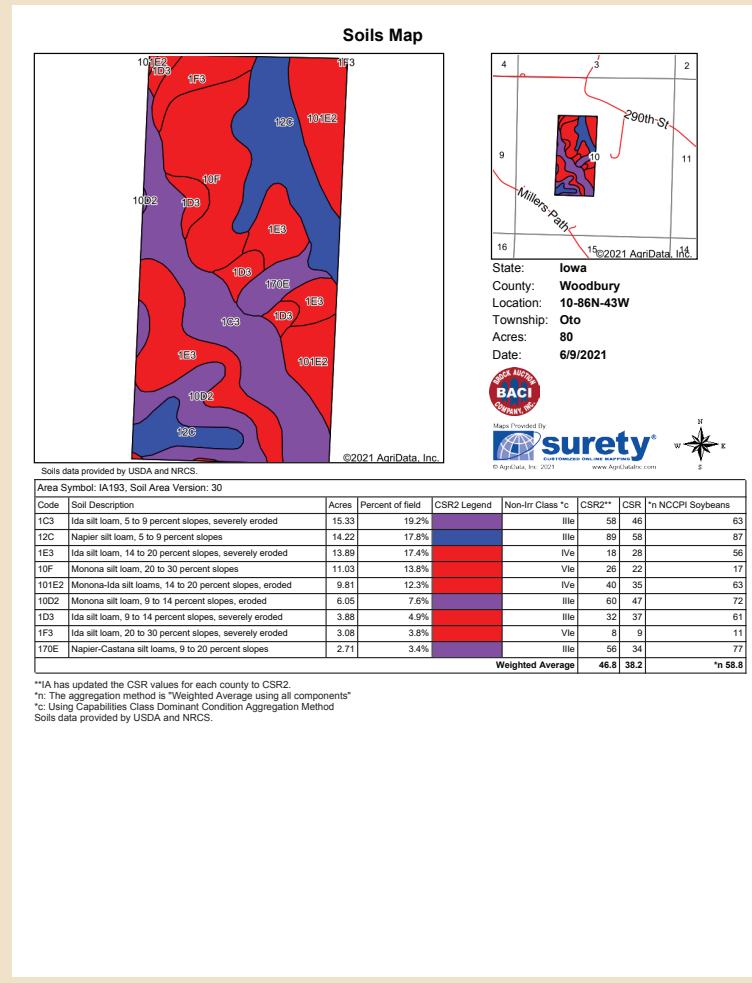
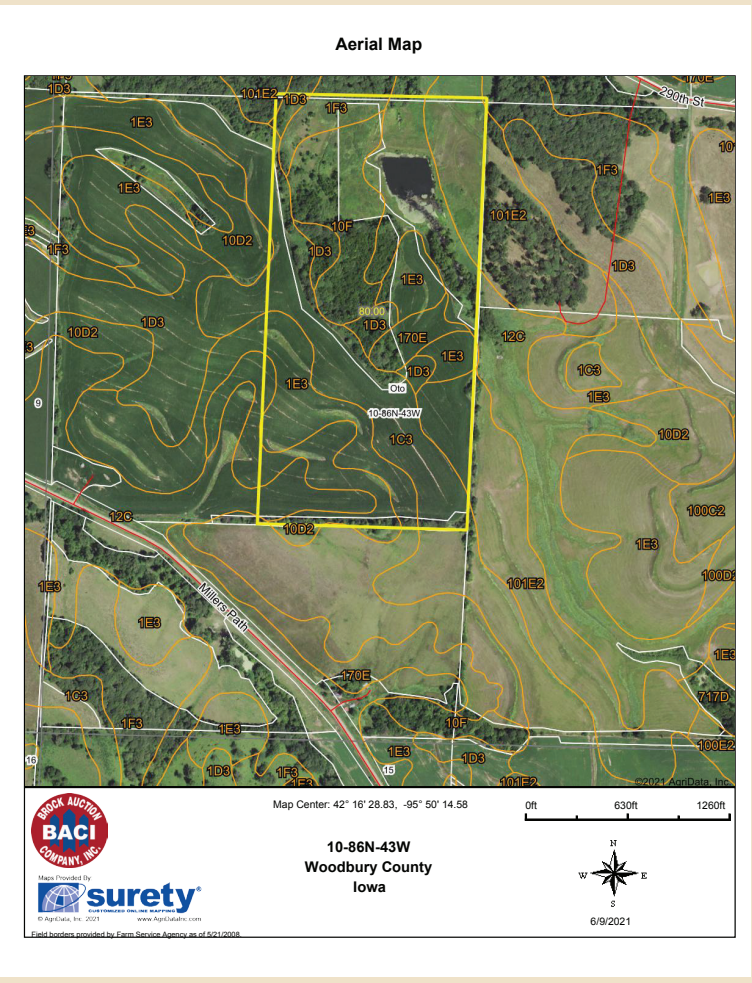
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Put the Brock Team to work for you! If you would like more information on this property or any others we have, or if you are considering selling property, we have a nationwide network of investors and buyers looking for property of all kinds. Contact Brock Auction Company, Inc. or Auction Realty of America and we will be glad to help you.



# TRACT 6

## 80 M/L Acres





# TRACT 7

## 2 M/L Acres with Home



**2850 Morgan Trail Oto, Iowa 51044**

**Beautiful Acreage Setting**

**1 1/2 Story Brick Home**

**Nice Outbuilding, Great for Storage**

# FSA Aerial Maps



**Tracts  
1-4**



**Tracts  
5&6**

# FSA 156EZ

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
541.77	486.04	486.04	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	486.04	0.0	0.0	0.0				

PLC	ARC-CO	ARC-IC	ARC/PLC PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	186.81	134	0.00	
SOYBEANS	114.79	42	0.00	0
<b>Total Base Acres:</b>	301.6			

Tract Number: 2566 Description SE NW;SW NE;SW 5;NE NE SEC 7;N NW;NW NE SEC 8 OTO

FSA Physical Location : Woodbury, IA ANSI Physical Location: Woodbury, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
384.25	369.94	369.94	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	369.94	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	142.18	134	0.00
SOYBEANS	87.37	42	0.00
<b>Total Base Acres:</b>	229.55		

Owners: GERALDINE MAE MEYLOR ESTATE

Tract Number: 2567 Description S1/2 NW1/4 & N1/2 SW1/4 SEC 10 OTO

FSA Physical Location : Woodbury, IA ANSI Physical Location: Woodbury, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
157.52	116.1	116.1	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	116.1	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	44.63	134	0.00
SOYBEANS	27.42	42	0.00
<b>Total Base Acres:</b>	72.05		

Owners: GERALDINE MAE MEYLOR ESTATE

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