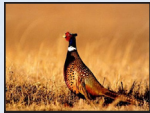


# BROCK AUCTION COMPANY, INC.

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



## 128 Unimproved M/L Acres of Harrison County Farmland

Section 24, Little Sioux Township, Harrison County, Iowa  
(Per Original Government Survey)

**LIVE PUBLIC AUCTION AND ONLINE BIDDING**  
Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on HiBid

Monday, January 23, 2023 @ 10:00 AM  
SALE TO BE HELD AT NEALY HALL IN LITTLE SIOUX, IA



**LAND LOCATION:** From Little Sioux: Go North 1 mile on 2nd St. / Dover Ave.  
From Mondamin: Go North 6.5 miles on K45, East 1 Mile on F20/Vine St., then go North 1 mile on 2nd St. / Dover Ave. From Blencoe: Go South 9.5 miles on K45, East 1 mile on F20/Vine St., then go North 1 mile on 2nd St. / Dover Ave.

**GENERAL DESCRIPTION:** In this offering is a nice 128 M/L acres laying right next to the town of Little Sioux, in Harrison County, Iowa. Here is an exciting piece of land that has an awfully lot to offer from a hunting/recreational standpoint and as an excellent investment opportunity.

This farm has been in the McWilliams family for a long time and certainly a farm they have taken great pride in owning for generations. You couldn't ask for easier access for whatever your goal is for the land. The location is just off of Interstate 29, 45 miles North of Omaha and 54 miles South of Sioux City, it couldn't be easier to get to.

Hunters and Recreational enthusiasts take note. You are about to have a chance of a lifetime. If you have always wanted your own pheasant hunting mecca and one that gives a great return as well, you will definitely find this farm exciting. There is 120.51 acres enrolled in the CRP with an annual payment of \$35,719 through 2025 according to the Harrison County FSA office. Opportunities like this very seldom come on the market. Just a few minutes from Omaha on Interstate 29 located close to deer hunting and other upland game areas makes this super attractive. If you've always wanted your own hunting area and are tired of asking permission or paying to hunt, give this farm strong consideration.

From all of us at Brock Auction Company, Good Luck and Good Hunting. *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 March 15th, 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 farm is currently enrolled in the CRP program and the 2023 payments will be prorated according to the FSA guidelines between the seller and the new buyer. Taxes will be prorated to the date of title transfer. 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](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**RANDAL K. AND EVELYN J. MCWILLIAMS TRUST – Owners**  
Nicholas Drenth-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, SD.....605-490-1701  
Pat Robeson - Sioux City, IA.....712-259-1734  
Troy Donnelly - Elk Point, SD.....712-899-3748

**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**

1321 Hawkeye Ave. SW  
Le Mars, IA 51031 - (712) 548-4634

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712-253-5481




**AUSTIN POPKEN**  
Auctioneer/Realtor  
712-539-1178

**"THE MIDWEST'S LARGEST AND FASTEST GROWING AUCTION COMPANY WITH 4 GENERATIONS SERVING THE MIDWEST SINCE 1919"**

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CRP Contract Number(s): 11077

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
130.69	120.51	120.51	0.0	0.0	0.0	120.51	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	0.0	0.0	0.0	0.0				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	0.0	0	58.50
SOYBEANS	0.0	0	58.40

Tract Number: 1436      Description E3 SW1/4 SEC 18S, NW1/4 SEC 19, D3 NE1/4 SEC 24 M

FSA Physical Location : Harrison, IA      ANSI Physical Location: Harrison, IA

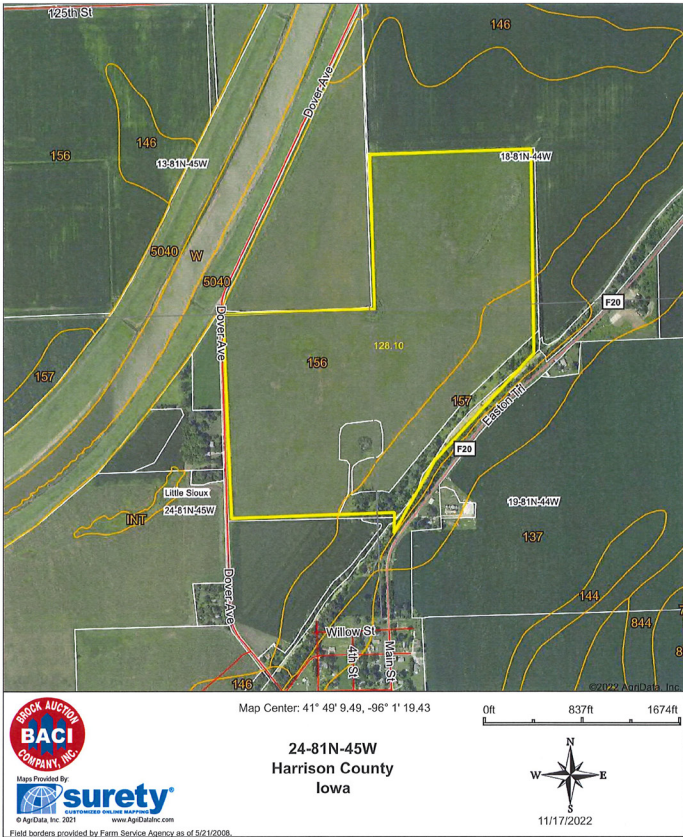


**128 Unimproved Acres M/L**  
**LEGAL DESCRIPTION: Section 24, Little Sioux Township,**  
**Harrison County, Iowa**

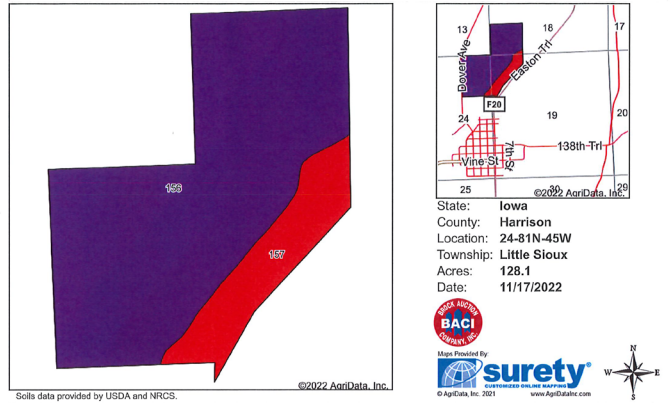




**Aerial Map**



**Soils Map**



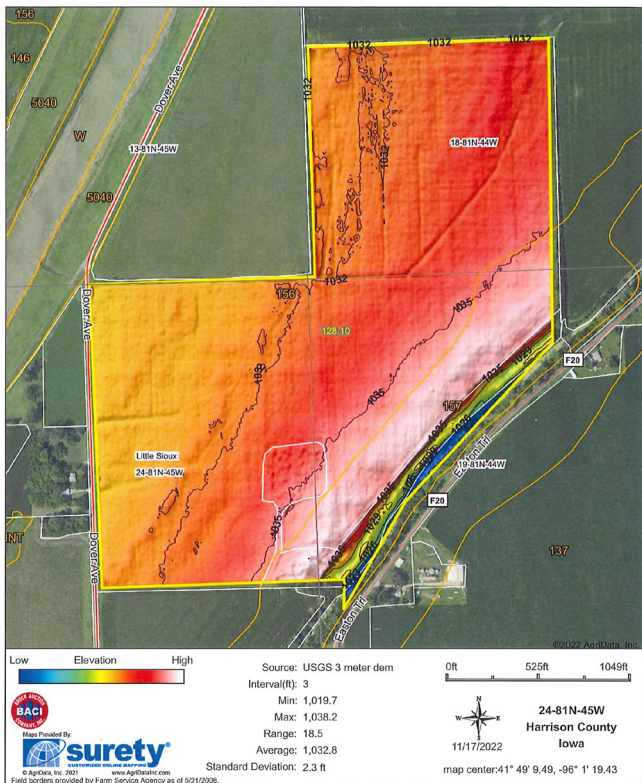
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	Irr Class °c	CSR2**	CSR	n NCCPI Soybeans
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	105.88	82.7%	■	Illw	Illw	52	55	51
157	Albaton silt loam, 0 to 2 percent slopes, occasionally flooded	22.22	17.3%	■	Illw	Illw	34	58	59
<b>Weighted Average</b>							<b>3.00</b>	<b>48.9</b>	<b>55.5</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 °c: Using Capabilities Class Dominant Condition Aggregation Method  
 °: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

**CSR2: 55.5**  
**CSR: 48.9**

**Topography Hillshade**



**4 Year Crop History**







**TO VIEW VIDEO GO TO  
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**Excellent Hunting Opportunity!**







**Brock Auction Company, Inc.**  
1321 Hawkeye Ave SW  
PO Box 1128  
Le Mars, IA 51031

## LAND AUCTION

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Is Extremely Proud to Offer**

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