

BROCK AUCTION COMPANY, INC.

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

120 M/L Acres of Great Ida County Farmland
Section 10, Hayes Township, Ida County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, July 9, 2021 @ 10:00 AM
Sale Held at the Farm Site

LAND LOCATION: From **Ida Grove:** Go 5 miles East on Highway 175, then 4½ miles South on Pioneer Ave. From **Arthur:** Go 4½ miles South on Pioneer Ave. From **Schleswig:** Go 7 miles North on Highway 59, then go East 4 miles on 300th St.

GENERAL DESCRIPTION: In this offering is one of the Southeast Ida County's nicest farms. This gently rolling farm offers some of the area's best attributes, such as high-quality river bottom, ground that gently slopes South and East. It is nestled in a very strong area with generational farms who have worked the land for decades. There are several marketing options in the area that offer a lot of flexible marketing alternatives from livestock, ethanol, grain marketing facilities in the area.

The Ida County FSA office shows 116.35 Farmland Acres, 112.70 Cropland Acres w/a 66.20 acre corn base w/a 169 PLC Yield Index, a 19.10 acre Soybean base w/a 41 bu. PLC Yield Index. The NRCS and Assessors office shows the Main Soil types to be Marshall and Ackmore with smaller amounts of Exira, Colo-Judson. The farm carries a weighted average CSRII of 79.6. With these highly productive soils, good numbers and having been well farmed for years, should make this a great piece to own.

In today's ever consolidating farming world where efficiencies are the name of the game, this should be a welcome addition to any operation or a great way to start owning one of the best investments anywhere in the world.

"IOWA FARMLAND!!" It is becoming harder and harder to find an 80 or even 120 or 160 acre piece anymore. This will be a great chance for you to give the next generation a leg up for years to come. Your success today was possibly enhanced by the foresight of your forefathers and Mothers. The next generations opportunities for the future lie in your hands now. Good Luck to Everyone. *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 August 9, 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 farm is currently leased for the 2021 crop year with the new buyer agreeing to the terms of the lease and to receive the 2021 cash rent. Sellers will pay those taxes that become delinquent October 1, 2021 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 sale shall supersede any previously written or oral statements.

FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

ROBERT CARLBERG ESTATE - O'REILLY FAMILY TRUST FARM - Owner



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
LICENSED IN: Iowa, Nebraska & South Dakota

AUCTIONEERS:

Bruce Brock - Le Mars, IA 612-859-3794
Austin Popken - Le Mars, IA 712-539-1178
Brian Rutis - 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 Herrity - Windsor, CO 970-685-0645



AUSTIN POPKEN
Auctioneer/Realtor

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

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY

Aerial Map



Map Center: 42° 18' 24.23, -95° 22' 7.11

DR 776R 1552R



10-86N-39W
Ida County
Iowa

5/19/2021

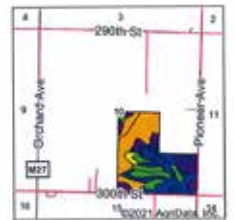
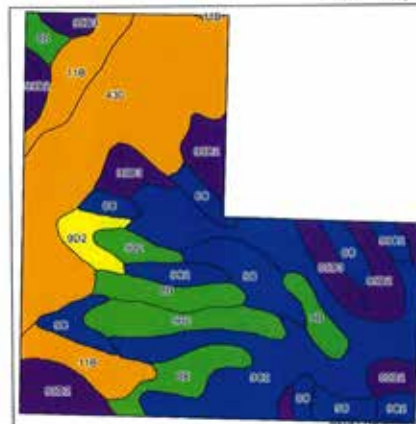


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Field boundaries provided by Farm Service Agency as of 5/12/2020.

5/19/2021

Soil Map

Soils Map



State: Iowa
County: Ida
Location: 10-86N-39W
Township: Hayes
Acres: 120
Date: 5/19/2021



Soils data provided by USDA and NRCS.

Area Symbol: W093, Soil Area Version: 31

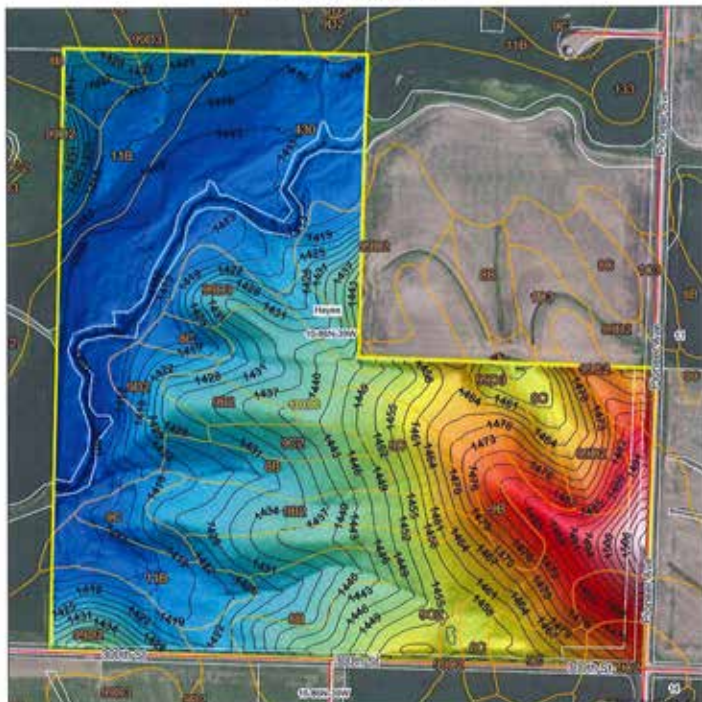
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-In Class %	CSR2**	CSR	% NCCPI Soybeans	
9C2	Marshall silty clay loam, 0 to 9 percent slopes, eroded	28.18	23.5%	Blue	0%	87	62	71	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	26.05	23.4%	Orange	0%	77	79	66	
9902	Edna silty clay loam, 9 to 14 percent slopes, eroded	14.36	12.0%	Purple	0%	59	50	66	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	8.19	7.7%	Yellow	0%	86	62	81	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	6.77	7.3%	Green	0%	92	76	81	
9C	Marshall silty clay loam, 5 to 9 percent slopes	8.29	6.9%	Dark Blue	0%	89	64	81	
992	Marshall silty clay loam, 2 to 5 percent slopes, eroded	7.10	5.9%	Light Green	0%	92	76	72	
9903	Edna silty clay loam, 9 to 14 percent slopes, severely eroded	5.29	4.4%	Dark Purple	0%	52	47	55	
9C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	5.17	4.3%	Blue	0%	87	61	78	
9C2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	2.52	2.1%	Blue	0%	61	53	86	
9B	Marshall silty clay loam, 2 to 5 percent slopes	2.10	1.8%	Light Green	0%	95	77	77	
99C2	Edna silty clay loam, 5 to 9 percent slopes, eroded	0.98	0.8%	Dark Blue	0%	87	59	70	
						Weighted Average	79.6	65.9	*n 75.7

**IA has updated the CSR values for each county to CSR2.

*c: The aggregation method is "Weighted Average using all components"

*n: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem
Interval(s): 3

Min: 1,402.0

Max: 1,514.5

Range: 112.5

Average: 1,436.9

Standard Deviation: 24.57 ft

DR 432R 877R



10-86N-39W
Ida County
Iowa

5/19/2021

map center: 42° 18' 24.23, -95° 22' 7.11



© Agribase, Inc. 2021
Field boundaries provided by Farm Service Agency as of 5/12/2020.

4 Year Crop History

Owner/Operator:

Address:

Address:

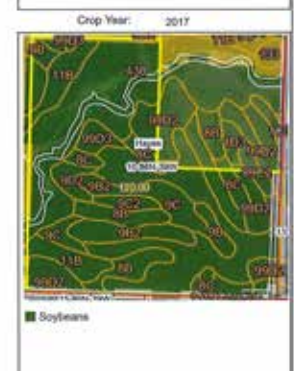
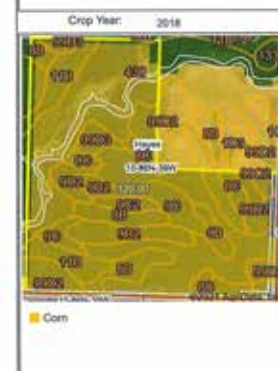
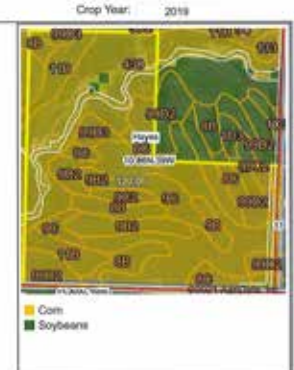
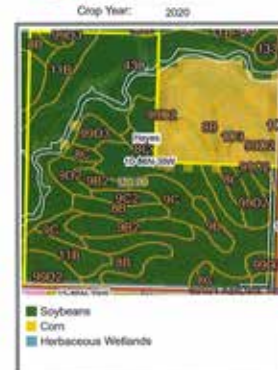
Phone:

Date: 5/19/2021

Farm Name:

Field ID:

Acct. #:



Map Center: 42° 18' 24.23, -95° 22' 7.11

State: IA

County: Ida

Legal: 10-86N-39W Township: Hayes

© Agribase, Inc. 2021
Field boundaries provided by Farm Service Agency as of 5/12/2020. Crop data provided by USDA, National Agricultural Statistics Service, County Data Layer.



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IOWA
IDA
Form: FSA-156EZ



FARM : 812
Prepared : 5/24/21 1:57 PM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
116.35	112.70	112.70	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	112.70	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	66.20	0.00	169	
Soybeans	19.10	0.00	41	
TOTAL	85.30	0.00		

NOTES

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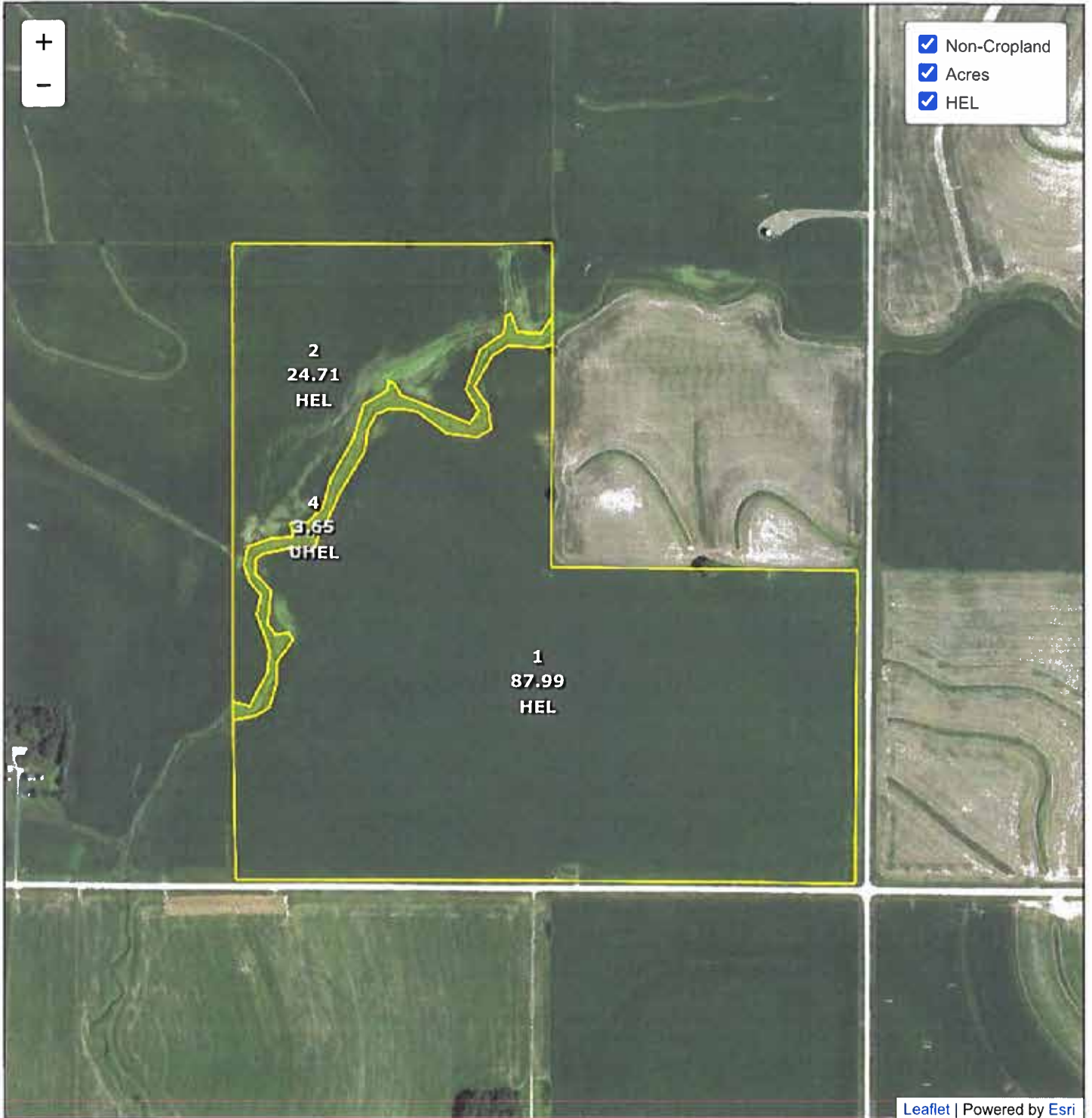
Tract Number : 1295
Description : G8/HAYES 10 W1/2 SE1/4, SE1/4 SE1/4
FSA Physical Location : IOWA/IDA
ANSI Physical Location : IOWA/IDA
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LOIS C O'REILLY REVOCABLE TRUST DATED MAY 28 1998
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
116.35	112.70	112.70	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	112.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 812
Tract 1295

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Leaflet | Powered by Esri

2021 Crop Year



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



**TO VIEW VIDEO GO TO
WWW.BROCKAUCTION.COM**





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Brock Auction Company, Inc.
30 Plymouth St SW
Le Mars, IA 51031

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South ½ & Northwest ¼ of the Southeast ¼
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