

Auction Realty of America &



BROCK



AUCTION COMPANY, INC.



"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

308.65 Acres M/L of Farmland in Woodbury County, IA OFFERED IN TWO TRACTS

Section 23 of Banner Township, Woodbury County, Iowa (Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Monday, May 20, 2024 @ 10:00 AM

Sale to be held at The Lawton Friendship Center—300 Cedar St. Lawton, IA 51030

OFFERED IN TWO TRACTS - TRACT 1: 114.65 M/L Acres - TRACT 2: 194 M/L Acres

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 the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered. If sold separately, final parcel acres will be determined by exact survey.

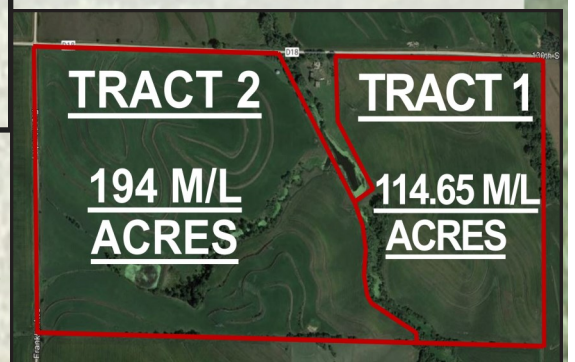
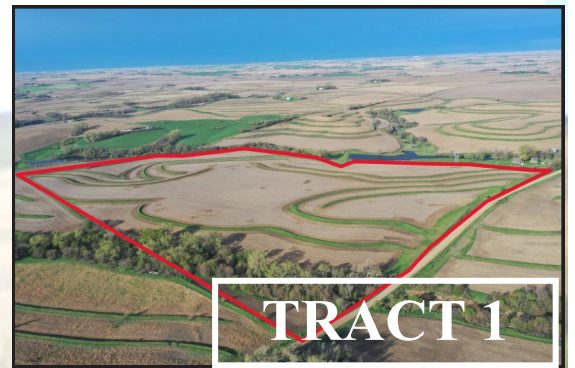
LEGAL DESCRIPTION: N½ of Section 23 (Except Acreage) Township 89 North, Range 45 West of the 5th P.M. Woodbury County, Iowa, containing approx. 308.65 Acres M/L.

LAND LOCATION: From Lawton: Go North 2½ miles on K-49, then East 2 miles on 130th St. From Merville: Go Northwest 1½ miles on K-49, then West 1½ miles on 130th St. From Kingsley: Go Southwest 4 miles on Highway 140, West 3 miles on D-12, South 2 miles on K-64, then West 1½ miles on 130th St.

GENERAL DESCRIPTION: In this offering is a unique chance at 1 large tract or 2 smaller sized tracts of good quality Woodbury County farmland. The Martin Estate will be offering these farms that have been in their family for decades. It is extremely difficult to find 2 pieces together like this that allow you to design your own program since the first winner can choose their own future by taking one or both at their choosing. The land has been farmed by one of the area's good farmers whose family has also been known for generations as great caretakers of the land.

The Woodbury County FSA Office shows both tracts combined as one unit so the exact figures may vary if sold as 2 tracts. They will then be split according to the FSA guidelines. The total figures are 270.55 cropland acres with a 138.50-acre corn base with 153 bu. PLC Yield Index and a 93.1-acre soybean base with a 42 bu. PLC Yield Index. The Woodbury County Assessor and NRCS office shows the main soil types to be Ida, Judson and smaller amounts of Monona and Napier. The farms carry a weighted CSR II of: Tract 1 is 49.4 and Tract 2 is 47.9.

In today's farming world, being able to purchase a sizeable piece of ground, whether individually or as one, all have significant acres to help increase your operations efficiency. The farm has had great conservation practices and improvements implemented over the years. The Martins have been in the farming business for years and Jack was known for making his land better and making sure it would return all it could while maintaining the integrity and quality of the land. If you have the same forward thinking and dedication to the land that he had, you will give yourself and your family a bright successful future that will benefit you and them for generations to come. Best of luck from all of us at Brock Auction Co.



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 July 15, 2024 upon delivery of clear & merchantable title. If sold separately, final parcel acres will be determined by exact survey. The land is currently leased for the 2024 crop year and the new buyer is to receive the last half of the cash rent. 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. Sellers will pay those taxes that become delinquent March 1, 2025 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

TERMS: CASH

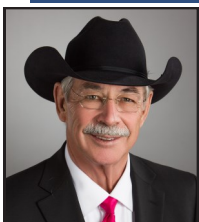
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

LILA MAE MARTIN SURVIVORS TRUST AND JOHN A. MARTIN FAMILY TRUST – Owners

Randy Martin and Renee Martin - Co-Trustees

Kodi Brotherson - Attorney



BRUCE R. BROCK
Broker
World Champion Auctioneer
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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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