

BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”
Proudly Presents

300 Acres M/L of Unimproved Farmland (OFFERED IN THREE TRACTS)
Section 13 and 14, Pilot Township, Cherokee County, Iowa
(Per Original Government Survey)

PUBLIC AUCTION
LIVE AND ONLINE AUCTION

Online Bidding @ BrockAuction.com & Click on  **HiBid**

Friday, May 19th, 2023 @ 10:00 AM

Sale to be held at the Farm Site - Intersection of R. Ave & 570th Street
OFFERED IN THREE TRACTS (Tract 1 - 77.12 Acres : Tract 2 - 78 Acres : Tract 3 - 146.27 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 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. Tract 3 will be sold individually. The tracts will not be combined and offered as a single unit.

LEGAL DESCRIPTION: TRACT 1: S $\frac{1}{2}$ of the NE $\frac{1}{4}$ Section 14 Township 91 North Range 40 West of the 5th P.M. Except the acreage, approximately 77.12 Acres M/L.

TRACT 2: N $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 14 Township 91 North Range 40 West of the 5th P.M. Except the acreage. Contains approximately 78 Acres M/L.

TRACT 3: Part of the SW $\frac{1}{4}$ Section 13 Township 91 North Range 40 West of the 5th P.M. Except the Acreage AND 1 acre in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$. Parcel being offered contains approximately 146.27 Acres M/L.

LAND LOCATION: From Cherokee: Go South 3 miles on Highway 59, East 1 $\frac{1}{2}$ miles on Pilot Rock Road, then go South $\frac{1}{2}$ mile on R. Ave. **From Aurelia:** Go West 3 miles on 550th St., South 1 mile on S Ave., West 1 mile on 560th St., then go South $\frac{3}{4}$ mile on R. Ave. **From Quimby:** Go East 4 miles on Highway 31, North 4 $\frac{1}{2}$ miles on Highway 59, East 1 $\frac{1}{2}$ miles on Pilot Rock Road, then go South $\frac{1}{2}$ mile on R. Ave.

GENERAL DESCRIPTION: In this offering there are 3 nice High Quality Cherokee County Farms all laying side by side and only a couple of miles straight South of Cherokee. The Meylor family is offering them in 3 tracts. Tract 1 is approx. 77.12 M/L acres, Tract 2 is approx. 78 M/L acres and Tract 3 is approx. 146.27 M/L acres.

These highly productive farms offer the buyer(s) an opportunity to purchase anywhere from 77.12 acres on up to 301.39 acres. It's really hard today to find such flexibility and to have 3 pieces just next to and across the road from each other. So, whether you want a small tract or a large one, whatever fits your operation will be available.

The Cherokee County FSA office has all three tracts combined so the exact acres and figures for the individual tracts will be delegated by their rules. The total figures show 232 farmland acres which includes a few acres of Steve and Mary Lundsgaard's land that will not be included in the new buyers total of approx. 6 acres M/L. Cropland acres 205.57, with a 168.20-acre corn base with a 184 bu. PLC Yield Index and a 37.37-acre soybean base with a 57 bu. PLC Yield Index.

The Cherokee County NRCS Office shows the main soil types to be as follows:

Tract 1: Mainly Galva, with a small amount of Colo-Judson and an average weighted CSR II of 87.3

Tract 2: Mainly Galva, with smaller amounts of Steinauer, Colo-Judson, and Everly with a weighted average CSR II of 83.3.

Tract 3: Mainly Galva, with smaller tracts of Colo-Judson, Steinauer, Everly, Sac and Primghar with a weighted average CSR II of 80.2.

In today's modern family farming world, it is almost impossible to find 3 pieces so close together and yet offer so much flexibility. You can tailor this to custom fit you and your operation. No matter what your intentions are for the future you get to make the choice. Your family's future and your legacy will be determined by the choices you make today. As you look back in history and follow its track record you will see that the families and operations that are flourishing today are the ones whose forefathers and mothers took the bold step to grab the opportunity when it was presented. Yours will be no different down the road, how you respond will make all the difference for generations to come. Best of luck to you all. From all of us at Brock Auction Company and myself, Bruce Brock. Thank you and we'll see you at the auction.

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 July 1st, 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 land is currently leased for the 2023 crop year with the new buyer to receive the second half of the cash rent. Sellers will pay those taxes that become delinquent March 1st, 2024 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.



Tract 1



Tract 2



Tract 3



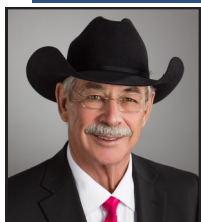
FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

MEYLOR ACRES & KAY MEYLOR – Owners
Gene Collins - Attorney



BRUCE R. BROCK
Broker
World Champion Auctioneer
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AUCTIONEERS:

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