

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

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



**Approx. 211 Acres M/L of Unimproved Farmland**  
**Section 11, Grange Township, Woodbury County, Iowa**  
(Per Original Government Survey)



**PUBLIC AUCTION**

**LIVE AND ONLINE AUCTION**

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

**Friday, June 9th, 2023 @ 10:00 AM**

**Sale to be held at the Bronson Shelter House - 2001 210th St. Bronson, IA**

**LEGAL DESCRIPTION:** S $\frac{1}{2}$  of the NW $\frac{1}{4}$ , N $\frac{1}{2}$  of the SW $\frac{1}{4}$ , PT of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$ , Section 11 Township 87 North Range 46 West of the 5th P.M Woodbury County, Iowa. Containing approx. 211 Acres M/L.

**LAND LOCATION:** **From Bronson:** Go Southwest 1 mile on the Bronson blacktop, then go Southeast 4 $\frac{1}{2}$  miles on Old Hwy 141. **From Luton:** Go East 3 miles on D-51, then go Northwest 1 miles on Old Hwy 141. **From Climbing Hill:** Go Northwest 6 miles on D-54, then go Southeast  $\frac{1}{2}$  mile on Old Hwy 141.

**GENERAL DESCRIPTION:** What a unique offering, full of different possibilities! Otto is offering a 211-acre tract of land just South of Sioux City on Old Highway 141.

Let's talk about options galore. The farm is currently enrolled in the CRP program earning a great annual return. It is enrolled until October of 2026. For the total annual payment please check out our webpage under upcoming auctions and scroll down to Otto Schrunk land auction and click on FSA information. Coupled with the CRP program, Otto has entered into a Wind Farm Easement Agreement that may also provide a nice income for the property. On top of all this, the land has some of the most spectacular views of the Missouri River Valley I have ever seen. From a potential development standpoint what could be better? Future home sites with killer views, several sources of income potential from CRP, and wind and maybe cropping in the future. This property is truly unique and offers something for everyone and will present a lot of different opportunities. It is nearly impossible to find a property so close to a major city that has the diverse unique possibilities of this one.

The Woodbury County FSA Office shows 193.88 cropland acres with 187.02 acres enrolled in the CRP program until October of 2026. The Woodbury County Assessors and NRCS office shows the main soil types to be Ida and Napier with smaller amounts of Napier Rawles and Napier Castana. The weighted average CSR II is 50.4.

It seems to me that whether you are a farmer, developer, investor, or someone looking for a great opportunity for the future with great options in a lot of a different areas, this is a rare, rare chance to really keep all your eggs out of one basket and capitalize on many baskets. Good luck to all from all of us at Brock Auction Co.

*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 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. Sellers will pay those taxes to the date of final settlement. 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.



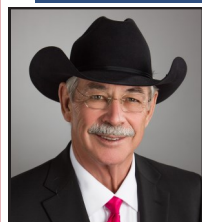
**FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**OTTO SCHRUNK – Owners**  
Robert Rehan - 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

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