

BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

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

Approx. 177 M/L Acres of Woodbury County Pastureland
Section 7, Miller Township, Woodbury County, IA
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Saturday, June 11th, 2022 @ 10:00 AM

Sale Held at the Pasture Site

LAND LOCATION: From Anthon: Go Southwest 2 ½ miles on Lenox Ave.

From Oto: Go North 6 miles on Hwy 31 then go West ½ mile on 235th St.

From Merville: Go South 6 miles on K-64 then go East 10 miles on D-38, then go Southwest 2 ½ miles on Lenox Ave.

GENERAL DESCRIPTION: Cattlemen, Sportsman, Hunters of all types!! Since the late 1800's when the Midwest's rich prairies were first grazed for livestock there has been a plow not far behind. Over time these rich grasslands have slowly disappeared as well as the cowboy lifestyle that came with it. Especially here in Northwestern Iowa it has become increasingly hard to find good grass pasture for cattle or sheep. This land shares a name with 2 prominent cattle families. Colonel Frank Gothier (world famous mink rancher and homesteader) and its current owners Big Richard Petersen and his son, Matt. They have been all over the West and are respected in many cattle communities in those Western States as well as here at home. Great Cattlemen!!

This 177 +/- acre pasture represents a rare opportunity to buy a nice chunk of grass for cattle with the ponds, good fences, corrals, pens and a barn. Rich and Matt have run about 40 head of Cow/Calf pairs each year and kept the grass up as well as cleared a lot of trees to enhance grazing. This should be a cattleman and livestock owners dream. If you want to remain in the Cattle business of any kind, cow/calf, yearlings, or even a sheep operation this could be your key to a bright future.

Hunters and Outdoor enthusiasts take note! Anyone who knows anything about big whitetails knows that the Anthon area and the surrounding hills yield Monster Bucks!! Imagine your own private 177 acres retreat that you can develop with some food plots, stands by water holes and a lot more!! Especially nice is the fact that what you don't hunt can be leased for livestock. How does it get any better than that? Your own hunting mecca that pays its own way. No more leasing hunting ground, paying expensive guide services; you'll have your very own paradise. Put a little hunting cabin up for you and your family or hunting buddies and enjoy sitting by the campfire at night to tell tall tales and make lifelong memories!

All these things can be yours if you have the fortitude and foresight to become the proud new owner. I don't think you will ever regret it unless you let it slip away.

Thank you and best of luck to all. Bruce and Austin *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 upon delivery of clear & merchantable title on January 3, 2023. 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 October 1, 2023 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

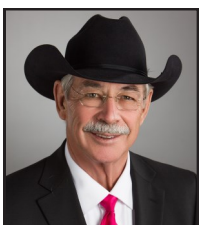
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

RICHARD AND MATT PETERSEN - OWNER

Robert Brock - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN

Auctioneer/Realtor

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