

Auction Realty of America &



BROCK



AUCTION COMPANY, INC.



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

155.5 Acres M/L of Great Farmland in Woodbury County, IA

Section 14 of Movable Township, Woodbury County, Iowa

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, July 12, 2024 @ 10:00 AM

Sale to be held at the Movable Fire Station - 24 Main St. Movable, IA 51039

LEGAL DESCRIPTION: NE ¼ (Except acreage) of Section 14, Township 88 North Range 45 West of the 5th P.M. Woodbury County, IA containing approx. 155.5 acres M/L.

LAND LOCATION: From Movable: Go South 4 miles on K-67. From Climbing Hill: Go North 3 miles on Movable Blacktop, East 2 miles on D-38, then North 3½ miles on K-67. From Anthon: Go West 8½ miles on D-38, then North 3½ miles on K-67.

GENERAL DESCRIPTION: What a wonderful farm the Alvin Rippke heirs are offering!! This is a very nice rolling central Woodbury County farm that has been in their family for decades. After all the rain this spring those of us who farm these rolling hills can really appreciate not having to fight standing water. The Rippkes have had lots of conservation practices utilized over the years. The terraces and conservation tillage have allowed this farm to maintain high productions and conserve the land as well. They have done a very nice job as stewards of the land.

The Woodbury County FSA shows the following: 141.25 Cropland acres with an 82.70-acre corn base with a 158 bu. PLC Yield Index and a 57.60-acre soybean base with a 42 bu. PLC Yield Index. The farm is enrolled in the ARC county program. The NRCS and Woodbury County Assessors office shows the main soil types to be Ida and Napier with a small amount Monona. The farm carries a weighted CSR II average of 52.5. Approximately 58.6% of the land carries CSR II's ranging from 58 to mid-80's up to 89.

This will hopefully be one of those farms that when you own it you will always be glad you took that important first step by purchasing it. In these uncertain times the flight to safety of solid hard assets like farmland almost always proves to be a wise move. This rolling ground that has been well cared for over the years proves to be as good as an investment, dollar for dollar, as flatter ground that carries its own challenges as well. With all the practices the Rippkes have put in place to maintain the integrity of this farm, I doubt you will ever be sorry you own it. Best of luck from all of us at Brock Auction Company.

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 30, 2024 upon delivery of clear & merchantable title. 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

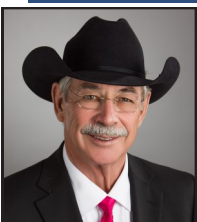
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

ALVIN RIPPKE HEIRS – Owners

Robert B. Brock II - Attorney



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