

# BROCK AUCTION COMPANY, INC.

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

## Fantastic Top Quality NW Iowa Farmland

231.28 Acres M/L of Sec. 34, Grand Meadow Twsp., Cherokee Co., IA  
2 Tracts (151.28 Improved Acres, 80 Acres M/L Unimproved)  
(Per Original Government Survey)

### LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on  HiBid

Friday, October 9, 2020 @ 10:00 AM

Sale Held at Farm Site - 470 650th St., Washta, Iowa

**METHOD OF SALE:** Tract 1 will be offered first followed immediately by Tract 2. The tracts will be sold individually, they will not be combined and offered as one unit.

**LAND LOCATION:** From Washta: go West 3.5 miles on C-66; From Quimby: go Southwest 5.5 miles on Hwy. 31, then West 3.5 miles on C-66; From Cherokee: go Southwest 9.5 miles on Hwy. 31, then West 3.5 miles on C-66; From Kingsley: go East 8.7 miles on C-66; From Marcus: go South 17 miles on D Ave., then East .7 miles on C-66.

**LEGAL DESCRIPTION:** Tract 1, A part of the NE1/4 (Containing 151.28 M/L Improved Acres) and Tract 2, the W1/2 of the NW1/4, all in Section 34, Township 90 North, Range 42 West of the 5th P.M., Cherokee County, Iowa. (Per original government survey.)

**GENERAL DESCRIPTION:** In the offering will be 2 Top Notch South Western Cherokee County Farms.

**Tract 1** will be a 151.28 acre M/L parcel of land with a building site. The building site includes a two story older farm home in need of some tender loving care, built in 1918. There is a 48'x75' Machine Shed and a 40'x68' Metal Building along with several other outbuildings and silos. There are also three Grain Storage Bins, two with air and all three have drying floors. The FSA Office shows 141.68 Cropland Acres with a 79.48 acre Cornbase w/a 174bu. P.L.C. Yield Index and a 53.79 acre Soybean base w/a 53bu. P.L.C. Yield Index. The NRCS and Assessors Office shows the main soil types to be Galva and 18.9% Colo-Judson. The farm carries a very nice weighted average CSRIL of 85.3. A very high yielding excellent producing farm that has been well cared for.

**Tract 2** is an 80 acre tract of land just a 1/4 mile West of Tract 1. It is a gently rolling 80 with approx. 10.29 acres of outland with a wet spot and ditch. The FSA Office shows 64.35 Cropland acres w/a 36.10 acre Cornbase w/a 174 bu. P.L.C. Yield Index and a 24.43 acre Soybean base w/a 53bu. P.L.C. Yield Index.. The NRCS and Assessors Office shows the main soil type to be Galva, with smaller amounts of Colo-Judson, Steinhauer, Primghar, and Sac. Once again the productive farmable acres are high yielding, great producing soils. The farm carries a very nice weighted average CSRIL of 82.9.

Here is a super opportunity to own 1 or 2 high yielding farms and up to 231 acres of super farmland. There are tons of flexible marketing options that are hard to come by in a lot of areas. The land is close to Kingsley, Pierson, Marcus, Washta and Cherokee, all with wonderful grain marketing facilities. It is also in a livestock rich area and a great Ethanol plant just a few miles up the road. With marketing options and efficiency being the name of the game in today's modern farming world, you have the location and enough areas available to count. We hope you will have the foresight that the ones who came before you had and seriously consider the wonderful impact that ownership of this land will not only have for you but for generations to come for your heirs. All the Best & Good Luck to All! *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 November 15, 2020 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 farm is leased for the 2020 crop year and the sale is subject to that lease with sellers retaining the 2020 cash rent. Sellers will pay those taxes that become delinquent October 1, 2021 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. All announcements made the day of sale shall supersede any previously written or oral statements.



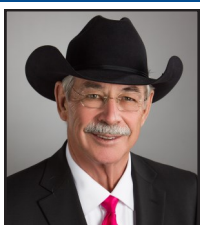
**FOR COMPLETE LISTING, VIDEO & PHOTOS SEE [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**SLOTA FAMILY - Owners**  
Jason Cook (Cook Law Firm) - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
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