

Auction Realty of America &



BROCK



AUCTION COMPANY, INC.



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

199 Acres M/L of Unimproved Farmland in Cherokee County, IA OFFERED IN TWO TRACTS

Sec. 19 of Amherst Twnshp. & Sec. 7 of Rock Twnshp., Cherokee County, IA (Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, October 4th, 2024 @ 10:00 AM

Sale to be held at the Marcus Golf Course - 700 IA-143 Marcus, IA 51035

OFFERED IN TWO TRACTS - TRACT 1: 80 Acres M/L - TRACT 2: 119.23 Acres M/L

METHOD OF SALE: TRACT 1 WILL BE OFFERED FIRST IMMEDIATELY FOLLOWED BY TRACT 2. TRACTS WILL NOT BE COMBINED OR OFFERED AS ONE UNIT.

LEGAL DESCRIPTION: TRACT 1 - W¹/₂ of the SE¹/₄, Section 19, Township 92 North, Range 42 West of the 5th P.M. Cherokee County, Iowa, containing approximately 80 Acres M/L. TRACT 2 - E¹/₂ of the SW¹/₄ & PT of the SE¹/₄ of the NW¹/₄, Section 7, Township 91 North, Range 41 West of the 5th P.M. Cherokee County, Iowa, containing approximately 119.23 Acres M/L.

GENERAL DESCRIPTION: *Super Super High Quality!!* In this offering is some of the richest land ever available in a fantastic area in Cherokee County. This land has been in the Leo Kauffman Family and Heirs possession for decades and has proven to be a top producing piece for all who have operated it. Long-time tenants who are known for taking good care of the land and keeping it in a high state of fertility only strengthen the value of the land itself. These 2 farms are absolutely as good as anything in Cherokee county and only 1/2 mile East of the Plymouth County line. Just South of Marcus, Iowa with its Ethanol plant only 4 miles from Tract 1 and 7 miles from Tract 2, in the epicenter of the richest and strongest livestock feeding area anywhere, lets you have fantastic marketing opportunities. This coupled with the richness of the farm soils themselves puts this land in a class all its own.

The Cherokee County FSA office shows Tract 1 to have 78.07 cropland acres with a 58.44-acre corn base with a 184 bu. PLC Yield Index and a 19.36-acre soybean base with a 57 bu. PLC Yield Index. Tract 2 to have 113.77 cropland acres with a 51.64-acre corn base with a 176 bu. PLC Yield Index and a 51.64-acre soybean base with a 50 bu. PLC Yield Index. The Cherokee County Assessors office and NRCS office shows the main soil types to be:

Tract 1 – Galva, Primghar, Marcus with small amounts of Afton and Colo. The weighted CSRII average is 91. *Outstanding numbers!*

Tract 2 – Colo, Galva, and Primghar. The weighted CSRII average for Tract 2 is 90. *Strong soils for the area!*

Since the beginning of time here in the Midwest and all across the agricultural world, farmers and ranchers have known that owning the best land available in their area makes becoming successful far more likely and less stressful. These 2 farms have proven to not only have the potential to do just that for you as well but a track record to prove it. The legacy will continue with these farms. The only unanswered question is, will it be a part of your legacy or someone else's? I doubt you will ever be sorry if you make the decision to become the proud owner and buy the very best!! 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 November 15, 2024 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 that become delinquent October 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.



TRACT 1



TRACT 1



TRACT 2



TRACT 2

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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

LEO J. KAUFFMAN HEIRS – Owners

Robert B. Brock II - Attorney



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