

Auction Realty of America &



BROCK



AUCTION COMPANY, INC.



"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

299.35 Acres M/L of Farmland in Woodbury County, Iowa

OFFERED IN TWO TRACTS

Section 19 & Section 30 of Wolf Creek Township, Woodbury County, Iowa (Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Monday, December 9th, 2024, 10:00 am

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

OFFERED IN TWO TRACTS - TRACT 1: 146 M/L Acres - TRACT 2: 153.35 M/L Acres

METHOD OF SALE: The property will be sold with the high bidder having their choice of Tract 1 or 2 or both tracts. In the event both tracts are taken the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered.

LEGAL DESCRIPTION: Tract 1: Part of the SW $\frac{1}{4}$ of Section 19, Township 88 North, Range 44 West of the 5th P.M., Woodbury County, IA containing approx. 146 acres M/L. Tract 2: Part of the NW $\frac{1}{4}$ of Section 30, Township 88 North, Range 44 West of the 5th P.M., Woodbury County, IA containing approx. 153.35 acres M/L.

LAND LOCATION: From Movable: Go South 4 miles on Movable Blacktop, then go East 3 miles on 200th St. From Anthon: Go West 8 miles on D-38, then go North 2 miles on Ida Ave. From Climbing Hill: Go North 3 miles on Movable Blacktop, East 3 miles on D-38, then North 2 miles on Ida Ave.

GENERAL DESCRIPTION: In this offering the Lines Family Heirs are giving you a great opportunity at two farms located Southeast of Movable, Iowa. These farms are in East Central Woodbury County, between Movable, Anthon and Correctionville. Both farms are rolling, moderately sloped and have wooded draws and excellent conservation, practices using terraces and good tillage practices as well. The land has been farmed by a good tenant who takes care of them like his own.

The Woodbury County FSA office has the 2 farms combined and will split them up according to their rules, should there be 2 buyers. The combined totals are as follows:

There are 241.6 cropland acres with a 120-acre corn base with a 167 bu. PLC Yield Index and a 57.6-acre soybean base with a 41 bu. PLC Yield Index.

The Woodbury County NRCS and Assessors office shows the main soil types to be:

Tract 1: Ida and Napier with smaller amounts of Monona and Rawles and carries a weighted average CSR II of 55.6.

Tract 2: Ida and Napier and a small amount of Monona and carries a weighted CSR II average of 50.

These two adjoining farms will be offered separately with the last bidder having the option of taking one or both. This gives you the option of owning a short half section or a short quarter, whichever you prefer. The fuzzy draws add a nice twist if you are an outdoors enthusiast and hunter. There is lots of upland game available from birds, deer and more. It's really hard to find such diversity in today's fence to fence farming world. As you work the land and enjoy the relaxing features of wildlife, your life will be greatly enriched and your family's future secured. Take a long hard look at these 2 farms and your efforts will be richly rewarded. From all of us at Brock Auction Company, best of luck!

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 **January 15, 2025** upon delivery of clear & merchantable title. **The land is currently leased for the 2025 crop year and the new buyer is to receive 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

WILBERT AND TESSIE LINES HEIRS – Owners

Ryan Beardshear - Attorney



BRUCE R. BROCK
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"THE MIDWEST'S LARGEST AND FASTEST GROWING AUCTION COMPANY WITH 4 GENERATIONS SERVING THE MIDWEST SINCE 1919"



TRACT 1



TRACT 1



TRACT 2



TRACT 2