

# BROCK AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

**474.93 Acres M/L of Great Farmland in Buena Vista County, IA**  
 Sec. 26 of Lincoln & Sec. 26 of Washington Townships, Buena Vista County, IA  
 (Per Original Government Survey)

**PUBLIC AUCTION - LIVE AND ONLINE BIDDING**

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

**Monday, December 16th, 2024 @ 10:00 AM**

**Sale to be Held at the Alta Community Center - 28 Lake St. Alta, IA 51002**

**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 after the first round, the auction of those 2 tracts is over. In the event only 1 of those tracts are taken, the remaining tract will be offered. Tract 3 will be sold separately. Following the sale of Tracts 1-3, Tracts 4-7 will be sold with the high bidder having their choice of tracts. In the event tracts 4-7 are taken, the sale is over. In the event all tracts are not taken the remaining unsold tracts will be offered as choice once again. All Tracts will be sold by the surveyed acres.

**GENERAL DESCRIPTION:** Wow Wow Wow!! 474 plus acres of Super High Quality Buena Vista County Farmland. The Bob and Marilyn Demers Heirs are offering some of the best in the area in this very unique opportunity for the discerning buyer(s) to purchase 6 tracts of outstanding farmland and an acreage with a great location. Since the late 1800's up to 2024 and today's modern farming world, the American farm families have strived to own the very best farmland they could find. Following in the footsteps of their ancestors they too see the grand vision as it lays out the road map to success that can be passed down from generation to generation. The determination and resolve to forge ahead, good times and bad, following your dreams and making a commitment to the future are what makes family legacies go from a dream to a reality!! As your forefathers did, realizing the true value of owning high quality land will put you light years ahead of others who don't seem to see the value in owning the BEST. The quest for top quality Ag land continues. Every year there is less and less opportunity because of consolidation into fewer and fewer hands and population expansion. Before the opportunities pass you by and it's too late, please give these tracts, whether it's 1 or all, your careful consideration. Your family for generations to come will thank you for your foresight. Best of luck to all!

Tracts 1 & 2 in the SE ¼ of Section 26 of Washington Township are contiguous and can be purchased as a 76.79-acre tract, or an 80.18-acre tract or as one 156.97-acre unit. Plus, Tract 3 is a 3.44-acre acreage on the NE side of Storm Lake right on the Highway (590th St) and sells separately.

Tracts 4,5,6 & 7 located in the N ½ of Section 26 of Lincoln Township are offered as any combination of 4 tracts ranging from 75.35 to 79 plus acres or the entire 314.52 acres.

All tracts have been surveyed and will sell by the acre except Tract 3. Tract 3 (Acreage Site) will sell as a single unit price.

The Buena Vista County FSA office & NRCS & Assessors office figures are combined for Tracts 1 & 2 and also for Tracts 4,5,6 & 7. If sold separately those figures will be divided out according to their rules.

The FSA office shows the following combined figures:

Tracts 1 & 2 are combined for 154.90 farmland acres, 151.20 cropland acres, with a 72.50-acre corn base with a 162 bu. PLC Yield Index and a 72.80-acre soybean base with a 42 bu. PLC Yield Index.

Tract 1 sells as 76.79 acres with the main soil types to be Clarion and Nicollet with smaller amounts of Stroden and Webster and carry a weighted average CSR II of 86.1.

Tract 2 sells as 80.18 acres with main soil types to be Clarion and Nicollet with smaller amounts of Webster and Stroden and a drop of Spillville. Tract 2 carries a weighted CSR II average of 88.3. Both tracts have excellent numbers and strong soils.

Tract 3 consists of an older 2 story wood framed farmhouse located on the NW corner of Storm Lake on the highway (590th Street) and situated on 3.44 acres of highly desirable land. Whether you're looking for a project or maybe even a blank slate to create the home of your dreams, this site may just be the last piece to ignite your imagination. The property is serviced by a well.

For Tracts 4-7, the FSA office shows 311.80 farmland acres, 307.70 cropland acres with a 156-acre corn base with a 162 bu. PLC Yield Index and 150.2 Acre soybean base with a 42 bu. PLC Yield Index. Both farms are enrolled in the ARC County Program. These will also be split according to the FSA rules should they sell separately.

Tract 4 sells as 79.98 acres with the main soil types to be Canisteo with less amounts of Okoboji, Clarion, Nicollet with a weighted average CSR II average of 80.7.

Tract 5 sells as 79.86 acres with the main soil types to be Canisteo and Clarion with lesser amounts of Nicollet, Okoboji, Webster and a splash of Harps. A weighted CSR II average of 83.4.

Tract 6 sells as 75.35 acres with the main soil types to be Canisteo, Nicollet with lesser amounts of Okoboji, Dickenson, Harps, Clarion and Webster and a weighted average CSR II average of 78.4.

Tract 7 sells as 79.33 acres with the main soil types to be Canisteo and Clarion with lesser amounts of Nicollet and Okoboji with an average weighted CSR II average of 83.



**Tract 3**  
3.44 M/L Acres

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 30, 2025 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. All farms are available to farmed for the 2025 crop year. 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.

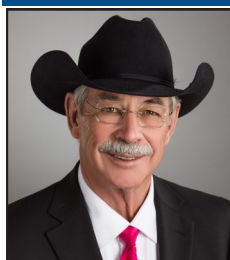
**FOR COMPLETE LISTING, VIDEO & PHOTOS SEE [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**MARILYN DEMERS ESTATE / ROBERT F. DEMERS TRUST - Owner**  
 Ted Brown - Attorney



**BRUCE R. BROCK**  
 Broker/World Champion Auctioneer  
 612 - 859 - 3794



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