

# Auction Realty of America &



**AUCTION**  
COMPANY, INC.



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

**80.11 Acres M/L of Unimproved Farmland in Woodbury County, IA**  
**Section 19 of Grange Township, Woodbury County, Iowa**  
(Per Original Government Survey)

**PUBLIC AUCTION - LIVE AND ONLINE BIDDING**  
**Online Bidding @ [BrockAuction.com](https://BrockAuction.com) & Click on  HiBid**  
**Friday, December 6th, 2024 @ 10:00 AM**

**Sale to be held at Bronson City Park, Shelter House - 2001 210th St. Bronson, IA**

**LEGAL DESCRIPTION:** Part of the SE $\frac{1}{4}$  of Section 19, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, IA containing approx. 80.11 acres M/L.

**LAND LOCATION:** From Luton: Go  $\frac{1}{2}$  mile South on K-42, then  $\frac{1}{2}$  mile West on 260th St. From Salix: Go  $1\frac{1}{2}$  mile North on Old Highway 75, then 3 miles East on 260th St. From Climbing Hill: Go 6 miles West on Deer Run Trail,  $2\frac{1}{2}$  miles South on Old Highway 141,  $3\frac{1}{2}$  miles West on D-51, 1 mile South on K-42, then  $\frac{1}{2}$  mile West on 260th St.

**GENERAL DESCRIPTION:** Prime River Bottom!! The Nielsen Heirs will be offering a very nice quality 80.11-acre tract of bottom land. Flat as a tabletop & located just on the southwest edge of Luton, Iowa. This 80 represents some of this areas good producing soils, great location, ease of farming and well cared for over decades, in the family's farming operation for generations.

The Woodbury County FSA figures are combined with other tracts so the final figures will be determined by their split with the new buyer and subject to their rules. The total numbers on the combined tracts are 259.20 cropland acres enrolled in the ARC County program, with a 110.18-acre corn base with a 123 bu. PLC Yield Index, with a 147.91-acre soybean base with a 33 bu. PLC Yield Index. The Woodbury County NRCS and Assessor Office shows the main soil type to be Woodbury Silty Clay and lesser amounts of Luton. The farm carries a nice weighted average CSR II of 67.4.

Laying just West of Farmers Ditch and approximately 3 miles NE of Salix and approximately 6 miles SE of Sergeant Bluff and Sioux City, puts you just minutes away from excellent marketing opportunities and I-29 within minutes. Having been in the family for years and years shows the potential it holds for sustainability for you. Quality pieces like this one don't present themselves very often. With its marketing potential, farming ease, productivity and superb location, this will prove to be one excellent opportunity to add to an existing operation or a great start by owning some of the area's finest. I hope you will carefully consider it and recognize what a super opportunity awaits you and your family to be proud of and enjoy for the many years to come. Good luck to all from Brock Auction Company. Thank you!

*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 available to be farmed in the 2025 crop year. 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.



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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**BARBARA NIELSEN HEIRS - Owners**

**Craig Bauerly - Attorney**



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