

# Auction Realty of America & **BROCK** AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”  
Proudly Presents

**81.33 Acres M/L of Prime Potential Development Land & Unimproved Farmland in Woodbury County, IA**  
**Section 2 of West Liberty Township, Woodbury County, Iowa**  
(Per Original Government Survey)



**PUBLIC AUCTION - LIVE AND ONLINE BIDDING**

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



**Friday, January 10, 2025 @ 10:00 AM**

**Sale to be held at Sergeant Bluff Comm. Center - 903 Topaz Dr., Sergeant Bluff, IA**

**LEGAL DESCRIPTION:** Part of the SE¼ of Section 2, Township 87 North, Range 48 West of the 5th P.M., Woodbury County, IA containing approx. 81.33 acres M/L.

**LAND LOCATION:** From Sioux Gateway Airport: Go Southeast 2 miles on South Bridge Dr., West 1½ miles on 225th St. From Sergeant Bluff: Go West 1 mile on 1st St., Southeast 2 miles on South Bridge Dr., West 1½ miles on 225th St. From Salix: Go North 2 miles on Old Hwy 75, West 2 miles on D-51, North 4 miles on Port Neal Road, West 1½ miles on 225th St.

**GENERAL DESCRIPTION:** **DREAMS CAN COME TRUE!!!** Haven't we all heard the stories of some fortunate person who bought land by the acre and later sold it by the square foot? Well, that is exactly the opportunity that is going to be available to you on January 10th, 2025.

The Zoe Ann McQuade Estate is offering a very nice 81.33 acre tract at public auction. The farm is located right across Allison Ave. from the City of Sioux City and just ½ mile South of Sioux Gateway airport on Allison Ave & 225th St. and is zoned G.I. Talk about a super location, **Holy Cow!!**

The farm itself is an excellent top-quality farm. It's a flat river bottom farm that is really easy to farm if you like straight ½ mile rows.

The Woodbury County FSA office shows 80.97 cropland acres with a 48.70 corn base with a 152 bu. PLC Yield Index and a 31.90-acre soybean base with a 39 bu. PLC Yield Index.

The Woodbury County NRCS and Assessors office shows the main soil types to be Haynie and Blake and a small amount of Albaton and 1/10 of 1% of Grable & Morconick. The Farm carries a very strong CSR II weighted average of 77.6. These are very good numbers all around for the area from anyone's farming outlook.

**Ability to see the big picture for the future, dreamers with guts, vision for the visionaries, forward future thinking operators and legacy builders;** here it is all wrapped up neatly in an 80-acre tract of land with potential galore for whatever it is you have in mind for it. We don't have to wonder which way the growth is expanding; it is surrounding your property right next door. As you wait till the time is right for you to strike an unbelievable deal of a lifetime down the road, you will earn a nice return on the farm income itself.

This truly is the kind of opportunity that **makes dreams come true.** Picture in your mind what it will look and feel like if you can buy by the acre and sell by the square foot someday!! All the best in your endeavors. Believe in yourself and take advantage of this rare, rare once in a lifetime opportunity! Best of luck from all of us at Brock Auction Co.

*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 February 24, 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. 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)**

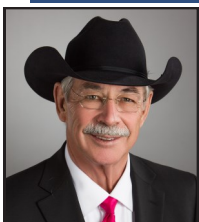
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**ZOE ANN MCQUADE REVOCABLE TRUST— Owner**

Bruce Thomas - Attorney



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



**AUCTIONEERS:**  
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