

Auction Realty of America &

BROCK

AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

105.55 Acres M/L of Farmland & Acreage in Cherokee County, IA OFFERED IN TWO TRACTS



Section 30 of Silver Township, Cherokee County, Iowa
(Per Original Government Survey)



PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Monday, March 31st, 2025 @ 10:00 AM

SALE TO BE HELD AT THE FARM SITE - 1313 650th St., Washta, IA 51061

METHOD OF SALE: TRACT 1 will sell first followed by TRACT 2, the tracts will sell separately and will not be offered or combined as one unit.

OFFERED IN TWO TRACTS - TRACT 1: 99.35 M/L Acres - TRACT 2: 6.20 M/L Acres

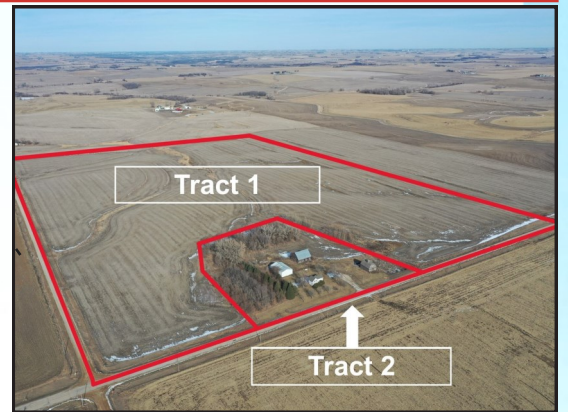
LAND LOCATION: From Washta: Go 5 miles East on C-66. From Quimby: Go 4 miles South on L-51, then go 1 mile East on C-66. From Holstein: Go 6 miles North on Highway 59, then go 4 miles West on C-66.

GENERAL DESCRIPTION: Brock Auction Company is proud to be offering this good, high quality Cherokee County Farm. This short 100-acre tract is conveniently located in Southwest Cherokee County on highway C-66 in Section 30 of Silver Township. This long-time farm has been in the family for many, many decades and has always been well cared for by good tenants. Located straight South of Cherokee, straight North of Holstein and 4 miles East of Washta gives you all kinds of marketing possibilities. The area is well known for its diversified livestock production, ethanol plants, grain elevators and co-ops give you all the options you need to give yourself lots of choices when marketing your grain. Also, it is just 1 mile North of the Ida County line. An area known for excellent strong stable production, efficient operations and strong pricing.

The Cherokee County FSA office currently has this farm combined with some other farm ground so the yields will be split out according to their program rules. You may find the entire program information on our website: BrockAuction.com.

The NRCS and Assessors office show the main soil types to be Galva, Judson and smaller amounts of Primghar and Afton. The farm carries a very nice CSR II weighted average of 85.3! **Awesome!**

Also selling separately is a 6.20 acre acreage that has an older 1½ story, 3 bedroom home built in 1900. See our website for chronological information on the acreage and what work has been done on the acreage over the years to maintain it in its current state. The outbuildings include a 40'x60'x16', 2,400 sq. ft. steel utility building built in 1988, a 40'x50' barn and a 30'x40' corn crib. What a nice opportunity to enjoy the quiet country life and yet only be minutes away from several, very nice communities with good schools and all the amenities of town and city life as well. The acreage will sell immediately after the land. Give yourself and your family the opportunity to build and own something that is becoming a disappearing lifestyle, full of memories and growing up free to roam on 6 plus acres on a hard surface road. *Too cool!* You'll be glad you did!



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 May 15, 2025 upon delivery of clear & merchantable title. Land may be farmed in 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 March 1, 2026 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.

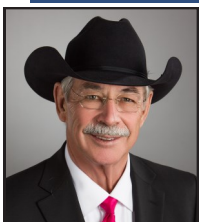
FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

JAMES MATTOON, SCOTT MATTOON & FRINCKE FAMILY – Owners David Jennett - Attorney



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



AUCTIONEERS:

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BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.

1321 Hawkeye Ave. SW
Le Mars, IA 51031 - (712) 548-4634

WWW.BROCKAUCTION.COM

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