Auction Realty of America &

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 105 Years"

Proudly Presents

375.62 Acres M/L of Farmland in Woodbury County, IA

Section 3 of Grant Township & Section 21 of Wolf Creek Township

OFFERED IN 3 TRACTS

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, September 4th, 2026 @ 10:00AM

Sale to be held at The American Legion - 214 E Main St., Anthon, IA 51004

OFFERED IN 3 TRACTS: Tract 1: 74.58 Acres M/L - Tract 2: 149.54 Acres M/L - Tract 3: 151.5 Acres M/L

METHOD OF SALE: Tracts 1 and 2 will be sold with the high bidder having their choice of tracts. In the event both tracts are taken, the sale of those tracts is over. Tract 3 will sell separately.

Legal Description: Tract 1: PT of the N ½ of the SE ¼ of Section 3, Township 87 North, Range 44 West of the 5th P.M., Woodbury County, Iowa containing approximately 74.58 Acres M/L. Tract 2: PT of the SW ¼ (Except the Acreage Site) of Section 3, Township 87 North, Range 44 West of the 5th P.M., Woodbury County, Iowa containing approximately 149.54 Acres M/L. Tract 3: PT of the NW ¼ of Section 21, Township 88 North, Range 44 West of the 5th P.M., Woodbury County, Iowa containing approximately 151.5 Acres M/L.

GENERAL DESCRIPTION: Man -O- Man check this out!! The Hamann Family is offering you a very unique opportunity to purchase approximately 375+ Acres M/L of great central Woodbury County farmland. This is a super chance to pick up anywhere from 75 acres to approximately 224+ Acres in 1 piece and add another approximately 151.5 Acres to the first pieces only 4 ½ miles away. These gently rolling farms are located very close to Anthon, Correctionville, Moville and Oto all the towns have very good marketing facilities and livestock feeding operations. These give you excellent opportunities to market your grain a lot of different ways, which always adds to the value of your crops. It is extremely rare to have a chance to put together a significant number of acres at one sale so be sure you don't overlook this opportunity. This could set up a whole new addition for an upcoming generation of young farmers!

The Woodbury County FSA figures for tracts 1 and 2 are combined and if sold separately will be split according to their rules. The combined figures shows the following: 217.62 cropland acres with a 217.6-acre corn base with a 164 bu. PLC Yield Index.

The Woodbury County NRCS office and assessors office shows the main soil types to be Ida with some Napier and Monona and carries a weighted average CSR II of 55. Tract 1 has a 58 CSR II and Tract 2 has a 53.5 CSR II.

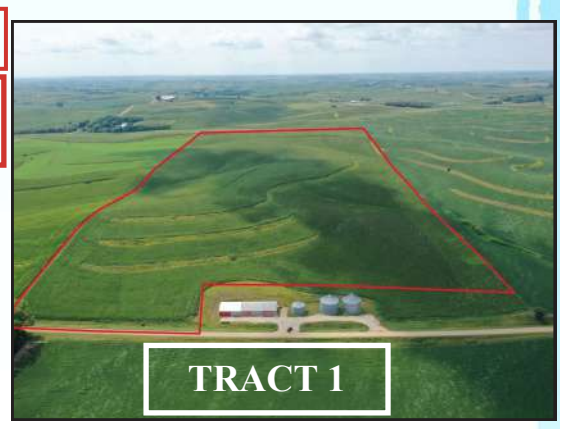
Tract 3 FSA figures are as follows: Cropland 140.45 Acres with a 91.47 Acre corn base with a 164 bu. PLC Yield Index and a 48.88 Acre soybean base with a 54 bu. PLC Yield Index.

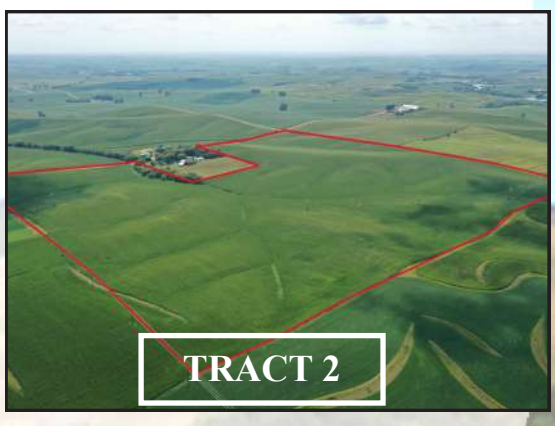
The Woodbury County NRCS and Assessors office show the main soil types to be Ida and Monona with smaller amounts of Judson and Napier. The farm carries a nice weighted average CSR II of 62

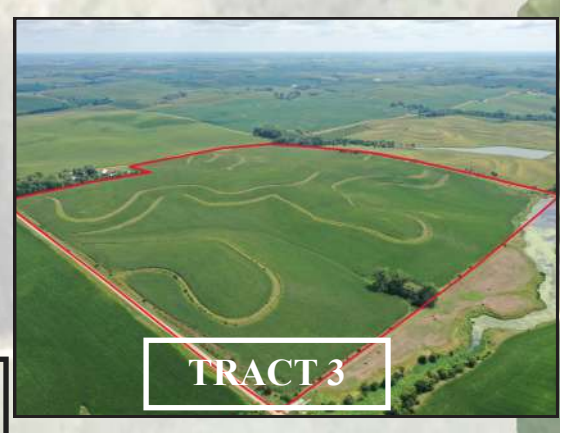
In today's high powered farming world where our industry is demanding better quality and higher efficiency all the time. That only equates into one thing and that is more acres to run over, to yield a bigger, better bottom line. Here is your chance regardless of the size of your operations to do just that! Whether you want 75 acres, 224 acres or the entire 375 acres no one will be in control but you! The strain being put on our farms and ranches today by all the outside interests with non-farm related income and non-farming goals makes it vital to you and your families future to buy what you can now because as the demand grows from the outside it will be harder and harder. This makes it imperative that you don't let opportunities like the Hamanns are offering you today slip away. Who knows, there may not be a tomorrow that we can control and count on.

We wish you all the luck and hope you can keep control of your future in the farming world!
From all of us at Brock Auction. 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 October 15, 2026 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. The farm is leased for the 2026 crop year. Sellers will pay those taxes that become delinquent October 1, 2027 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**

DONALD & LORNA HAMANN REVOCABLE TRUST- OWNERS

Alyssa Herbold- Attorney

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