

# BROCK AUCTION CO., INC.

Presents

**Moville Township, Woodbury County, Iowa**  
**Approx. 241 Unimproved Acres of Quality Farmland**  
**Plus A Few Acres of Excellent Timber & Hunting Ground**



## PUBLIC AUCTION



**Friday, March 28, 2008 at 10:00 a.m.**

**Location:** From Lawton, Iowa go approx. 3 miles East on Highway 20.  
 From Moville, Iowa go approx. 2 1/2 miles West on Highway 20.  
 From Sioux City, Iowa go approx. 10 1/2 miles East on Highway 20.

**Legal Description:** A part of the NE 1/4 & a part of the N 1/2 of the SE 1/4 all in Section 6, Township 88N, Range 45 W of the 5<sup>th</sup> P.M., Woodbury County, Iowa. Precise description given after exact survey completion.

**General Description:** In the offering is a very unique piece of farmland. This rolling farm is highly productive as cropland and has been excellently farmed. Good conservation practices plus terracing will show the care the current tenant has given to this property. The Woodbury County FSA office shows 182.1 Cropland Acres, with a 116.8 Acre Corn Base with a 96 Bushel Direct & C.C. Yield Index, a 15.2 Acre Soybean Base with a 24 Bushel Direct & C.C. Yield Index, and a 5.6 Acre Oats Base, with a 67 Bushel Direct & C.C. Yield Index. The Woodbury County Assessor shows the soil types to be McPaul Kennebec, Monona, Napier & Ida. The CSR's range from 35 to 68 with some Ida lower on the steeper slope.

The thing that makes this farm so unique is the remaining land that is not tillable is in grass & woodland. Deer, Turkeys & other upland game abound in the woods that are in the draws & on the outer part of the farm. Not only will you be able to own a piece of good quality farmland, you can also enjoy great quality hunting or wildlife watching on your own income producing asset.

Located only 10 to 15 minutes from Sioux City, Iowa right on Highway 20 makes this farm something that doesn't come along very often and that is ease of accessibility in minutes. Don't let this opportunity pass by without serious consideration. With agricultural land values on the rise and recreational lands and hunting lands quickly disappearing you may never have a chance like this again.

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:** 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 upon delivery of clear and merchantable title. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given on the date of final settlement. The sellers will pay those taxes that become delinquent October 1<sup>st</sup>, 2008 and all prior taxes based on the current taxes. Descriptions and Information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warranties actual or implied. Property is sold "as is", so inspect to the extent deemed necessary and rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers' interest in the transaction. The sale is subject only to the owners' approval. All announcements made the day of sale shall supersede any previously written terms.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## Kenneth & Kelly Boyle - Owners

Licensed in Iowa

Licensed in South Dakota



**Bruce R. Brock**  
 Broker  
 World Champion Auctioneer  
 30 Plymouth St. SW  
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**Bruce R. Brock Real Estate L.L.C.**

For Pictures See [www.brockauction.com](http://www.brockauction.com)



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