

BROCK AUCTION CO., INC.

Presents

Battle Township, Ida County, Iowa
Approx. 323 Unimproved Acres of High Quality Farmland
(Land to be Sold in 2 Tracts)



PUBLIC AUCTION



Monday, October 31st, 2011 @ 10:00 a.m.

Sale Site: On the farm site located 3/4 of a mile East of Cushing, Iowa on the Highway (Old Highway 20)

Location: **Tract 1** is located in Section 6 and the old railroad land located on the North Side of the Highway up to L-51 in Section 5 of Battle Township. Tract 1 sells as 157 acres M/L and is approx. 3/4 of a mile East of Cushing, Iowa.

Tract 2 is located approx. 2 miles East of Cushing, Iowa on old Highway 20 **OR** 2 1/2 miles East of the Cushing turnoff on new Highway 20. Tract 2 is located in Section 4 of Battle township and Sells as 166 Acres M/L.

The Property will be sold as Parcel 1 then Parcel 2.
The parcels will not be combined & sold as one unit.

General Description: Holy Cow!!! What a rare opportunity to own some of the very best farmland that Ida County & Western Iowa have to offer. The Helen Bremer Estate & the Sons Leonard, Larry & Douglas will be offering two tracts of really high indexing farmland at Public Auction. The Ida County FSA office shows **Tract One** as follows: 157 Farmland Acres with 137.5 Cropland Acres w/a 70.7 Acre Cornbase w/a 116 Bu. Direct Yield Index and a 134 Bu. C.C. Yield Index, a 66.8 Acre Soybean Base w/a 34 Bu. Direct Yield Index and a 41 Bu. C.C. Yield Index. The Ida County NRCS & Assessors offices show the main soil types to be Ackmore, Galva, Colo & Judson w/a Weighted Average CSR of 69.5. **WOW!! Tract Two** shows 166 Farmland Acres, 154.3 Cropland Acres, w/a 78 Acre Cornbase w/a 116 Bu. Direct Yield Index, and a 134 Bu. C.C. Yield Index, and a 76.3 Acre Soybean Base w/a 34 Bu. Direct Yield Index and a 41 Bu. C.C. Yield Index. Once again the Weighted Average CSR on tract two is a **Whopping** 60.4!

All of us know what a great opportunity it is to purchase top producing farmland and how seldom it comes along. These 2 farms offer some of the finest, highest indexing soils not only in NW Ida County but in the entire area. They have been well cared for and farmed efficiently and are currently in a high state of production. In today's competitive farming world, land of this high caliber is a must for anyone looking into the future for themselves and their families as well. How often do you get to buy 2 farms, or just one, that offer so much? Both have highway access on 2 sides for easy and efficient access to top area markets with grain, livestock & ethanol only minutes away. A wise large land owner once said, "It is always better to buy the best land and in the long run it is always the cheapest." These 2 farms represent 2 of the area's best and have been admired by many of us for decades. This will be one of life's decisions that you will always be really proud of or one that you will look back at for years and wish you would have. You have control of your own destiny and if you wish, you can ad 1 or 2 of the finest pieces of farmland Ida County can offer to your operation now and hopefully for generations to come. Best of luck to all.

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.** will be glad to sit down with you for a confidential no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars worth of Real Estate every year 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 the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title on or before December 15, 2011. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land is currently leased for the 2011 crop year and is subject to tenants rights. The seller will pay those taxes that become delinquent October 1, 2012 & all prior taxes based on 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 the transaction. The sale is subject only to the owners' approval. All announcements made the day of the sale shall supersede any previously written or oral statements.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Helen Bremer Estate; Leonard, Larry & Douglas Bremer - Owners

Leonard Bremer, Executor

Mark T. Cornish, Storm Lake, IA - Attorney For Estate

LICENSED IN:
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