

# BROCK AUCTION CO., INC.

Presents

**Wolf Creek Township, Woodbury County, IA**  
**Approx. 111 Unimproved Acres of**  
**Good Iowa Farmland at**



## PUBLIC AUCTION

**Friday, September 5, 2008 at 10:00 a.m.**

**Location:** On the farm located approximately 3 miles NW of Anthon, Iowa on Highway D-30 to Lucas Avenue, then South 1/2 mile on Lucas Avenue, or 5 miles SW of Correctionville, Iowa on Highway 31, then 2 1/4 miles NW on Highway D-30 to Lucas Avenue, then 1/2 mile South on Lucas Avenue.

**General Description:** In the offering is a very nice rolling Woodbury County Farm. This unit has been well farmed by one of the areas good stewards. There is excellent established terraces and good sound conservation practices have been used. The Woodbury County FSA office shows 99.1 Cropland Acres, with a 49.2 Acre Corn Base, with a 98 bu. Direct Yield Index and a 148 bu. CC Yield Index, and a 49.2 Acre Soybean Base with a 29 bu. Direct Yield Index and a 35 bu. CC Yield Index. You can see from these figures that this is a high producing farm and one that you will really want to take a hard look at. The Woodbury NRCS & Assessors Office shows the main soil types to be Ida, Monona & Judson. The CSR's range from 28 to 64 with an average of approximately 45.

This farm appears to be one of the areas good producers that has been well managed over the years. With the outlook for the future of farming looking as a strong as it does and with scarcity of land coming on the market in this area, you will not want to miss this opportunity. With Anthon, Correctionville, Pierson and Merville all close by and with only 1/2 mile to the highway, you will enjoy great access to any of these fine marketing towns. Excitement for land has never been higher, don't pass this nice 111 Acres without serious consideration.

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 farm is currently leased for the 2008 crop year. The sellers will prorate the rent and the taxes to the date of final settlement based on current taxes. Description 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 owner's approval. All announcements made the day of sale shall supersede any previously written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**David Charrlin Estate Trust - Owner**

Licensed in Iowa

Licensed in South Dakota

**BROCK AUCTION CO., INC.**



**Bruce R. Brock**  
 Broker  
 World Champion Auctioneer  
 30 Plymouth St. SW  
 Le Mars, Iowa 51031  
 712-548-4634 Office  
 712-548-4611 Home

**Bruce R. Brock Real Estate L.L.C.**

www.brockauction.com



Brian Rubis - Remsen, IA  
 712-253-5481  
 Darrell Scott - Danbury, IA  
 712-883-2515  
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