

# BROCK AUCTION CO., INC.

Presents

Woodbury Township, Woodbury County, Iowa  
 Approx. 53.8 Unimproved Acres of Highly Productive Farmland



## PUBLIC AUCTION



Saturday, April 11th, 2009 @ 10:00 a.m.

**Location:** The intersection of Glen Ellen Road & Elk Creek Road. Approximately 2 miles North East of Sgt. Bluff & Approximately 2 1/2 miles South of Whispering Creek Golf Course in Sioux City, Iowa. Located in Sections 21 & 28 of Woodbury Township, Woodbury County, Iowa.

**General Description:** May be farmed in 2009!!! In the offering is an outstanding opportunity to own a great piece of river bottom farmland. This land is not only a top producing property but may hold some development potential at some point in the future.

From a purely farming perspective this is one of Woodbury County's higher indexing units. The Woodbury County FSA Office shows 53.8 Cropland Acres with 28.1 Acre Corn Base with a 103 Bushel Direct & C.C. Yield Index and a 25.7 Acre Soybean Base with a 34 Bushel Direct & C.C. Yield Index. The Woodbury County NRCS & Assessors Offices show the main soil type to be Rawles with a sprinkling of Smithland, Modale, Napier & Blend. The CSR's range from 47 to 76 with a weighted average of 72.6 CSR. There is an irrigation well located on the property that the current owner has never used. Located so close to the River Markets & so close to two of the area's biggest & fastest growing cities this looks like a great chance to make an awesome investment in your future. Be sure to be at this sale and own one of the very best farms around!!

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:** 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 15th, 2009 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 prorate 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. This sale 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

**Carol Corey - owner**

Licensed in Iowa

## BROCK AUCTION CO., INC.

Licensed in South Dakota



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