

# BROCK AUCTION CO., INC.

Presents

## HUGE IOWA LAND AUCTION

17 Farms, Approx. 2,570 Acres m/I High Quality Farmland  
14 Tracts in Sloan Township, 1 Tract in Willow Township,  
2 Tracts in Grange Township - All located in Woodbury Co, IA



# PUBLIC AUCTION



Saturday, April 10, 2010 at 10:00 a.m.  
At the Salix Community Center - Salix, IA

ALL FARMS CAN BE FARMED THIS YEAR  
FOR THE 2010 CROP YEAR!!

- TRACT #1:** NE 1/4 of Section 26 in Sloan Township - 160 Acres m/I with 155.8 Cropland Acres
- TRACT #2:** SW 1/4 of Section 24 in Sloan Township - 160 Acres m/I with 149.6 Cropland Acres
- TRACT #3:** S 1/2 & S 330' NW 1/4 of Section 23 in Sloan Township - 340 Acres m/I with 322.4 Cropland Acres
- TRACT #4:** NW 1/4 of Section 23 in Sloan Township (except S 330') - 140 Acres m/I with 133.7 Cropland Acres
- TRACT #5:** NE 1/4 of Section 24 in Sloan Township - 160 Acres m/I with 152.1 Cropland Acres
- TRACT #6:** E 1/2, SE 1/4 of Section 14 in Sloan Township - 80 Acres m/I with 77.3 Cropland Acres
- TRACT #7:** W 1/2, SE 1/4 of Section 14 in Sloan Township - 80 Acres m/I with Approx. 77.20 Cropland Acres
- TRACT #8:** SW 1/4 of Section 14 in Sloan Township - 160 Acres m/I with Approx. 154 Cropland Acres
- TRACT #9:** SE 1/4 of Section 16 in Sloan Township - 160 Acres m/I with 156.3 Cropland Acres
- TRACT #10:** NW 1/4 of Section 16 in Sloan Township - 155 Acres m/I with 151.9 Cropland Acres
- TRACT #11:** NE 1/4 of Section 15 in Sloan Township - 160 Acres m/I with 157.4 Cropland Acres
- TRACT #12:** NW 1/4 of Section 14 in Sloan Township - 160 Acres m/I with Approx. 155.34 Cropland Acres
- TRACT #13:** NE 1/4 of Section 14 in Sloan Township - 160 Acres m/I with 157.8 Cropland Acres
- TRACT #14:** SW Corner of Section 12 in Sloan Township - 50 Acres m/I with 41.5 Cropland Acres
- TRACT #15:** SE 1/4, SW 1/4 & SW 1/4, SW 1/4 & NW 1/4, SW 1/4 of Section 6 in Willow Township. - 112.2 Acres m/I with 106.4 Cropland Acres
- TRACT #16:** SE 1/4 of Section 36 in Grange Township - 160 Acres m/I with Approx. 154.8 Cropland Acres
- TRACT #17:** SW 1/4 of Section 36 in Grange Township - 160 Acres m/I with Approx. 154.8 Cropland Acres

**GENERAL DESCRIPTION:** Unbelievable Opportunity!!! This sale will avail itself to so many people & give them an opportunity to purchase almost any size farm that fits their needs. If you're looking for just 80 acres or want a great farming operation of 2,570 acres or any combination in between, then this is your chance! When was the last time you can remember that? Because the Hunt Family is reallocating a small portion of their work load and their assets to their dairy operation, they are making this wonderful offering to you at public auction.

The Hunt Family is one of the state's leading farm families and always has had their eye on the future. They are known for always using the newest technologies and modern innovations in their farming practices and their land care. All of these farms have had the drainage ditches cleaned just last year with GPS Grade Controlling Equipment, for excellent drainage which is very important in the area. All the farms have either irrigation wells & pumps or are permitted for one; they are listed in the information on the individual tracts - see them for exact details.

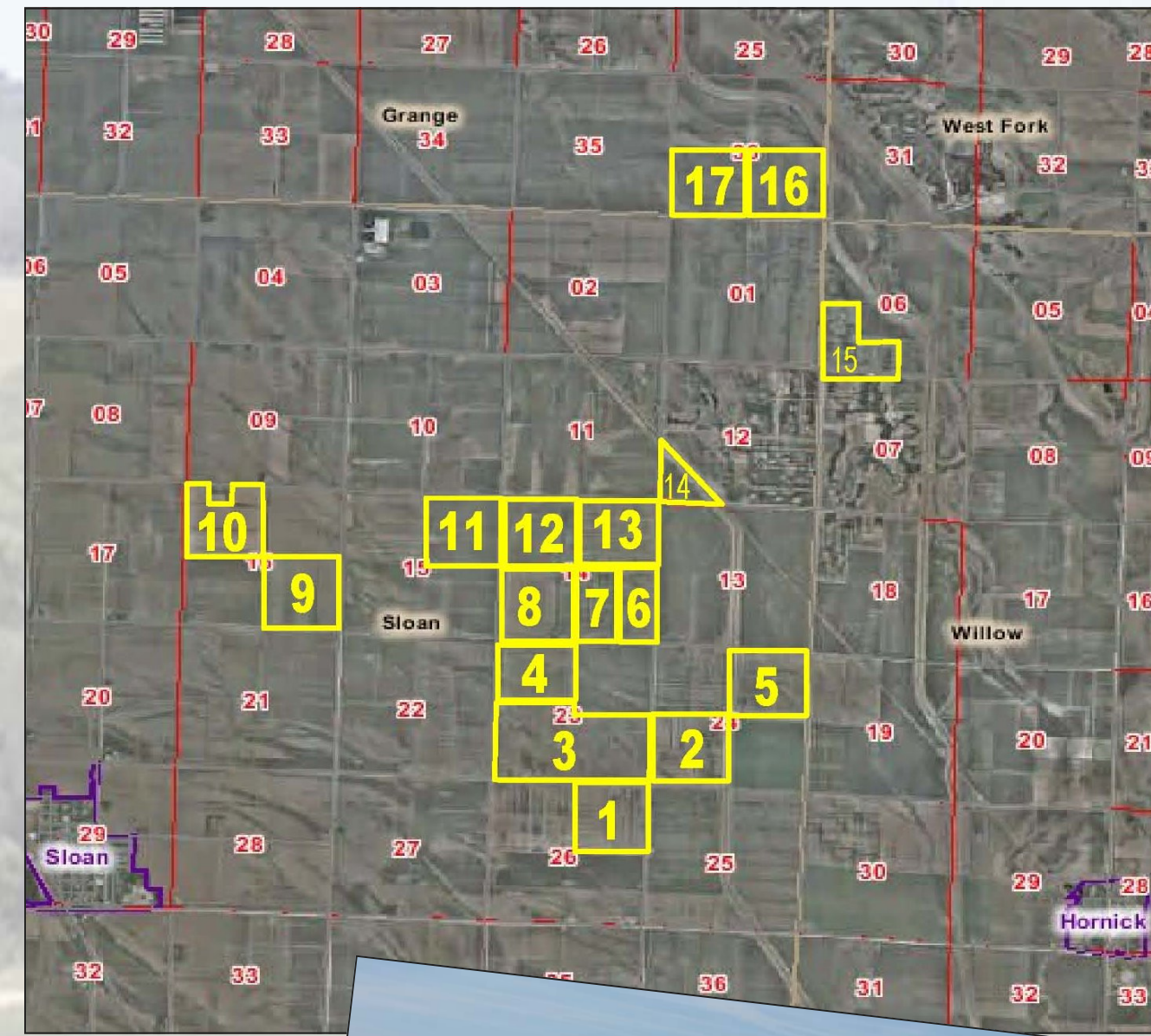
These farms are in a high state of production and have had high fertility and management practices used for the last 10 years. Tracts 15, 16 & 17 have manure easements on them that can either be negotiated or removed at the buyers request. Nowhere in this area can you go to find farmland that has had such care & careful attention paid to every small detail in order to maximize efficiencies. All the necessary things that need to be done to make these farms as high a producing unit as can be found in the area have been done. Literally 100's of 1,000's of dollars have been put into this land to make it as highly productive as possible, from laser guided & GPS guided drainage practices, to no till, to grid work, and every other asset at their disposal. The Hunts have made this all possible, and it is a great advantage to you, both monetarily & from a time saving standpoint to have it all done so all you have to do is go in and start farming April 11th, 2010.

- All the land has had a wetlands determination and deemed prior converted. This allows tiling and additional drainage work in the future.
- All the land will carry well permits for irrigation and well drilling.

This sale will have something for everyone, no matter what you're looking for. Don't let an opportunity like this that truly only happens once in a lifetime pass you by. Give it some very serious consideration and join us in Salix, Iowa on April 10th at the Salix Community Center at 10:00 A.M. SEE YOU THERE!!

Whether you want to buy or sell Agricultural property of any kind **Brock Auction Co. Inc. & Bruce R. Brock Real Estate** 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.



*Bruce R. Brock*

### MANNER OF SALE:

The property will be sold as choice of tract 1 through tract 17 or any combination of the 17 tracts. Once an individual tract or combination of tracts has been sold, they will not be offered again & the remaining tracts will then be offered. In the event all 17 tracts are taken, the auction of the land is over. The parcels will not be combined and sold as one unit.

**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 delivery of clear & 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 land can be farmed by the purchaser(s) for the 2010 crop year. The seller will pay those taxes that become delinquent October 1, 2010 and 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. 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 previous written terms.

TERMS: CASH

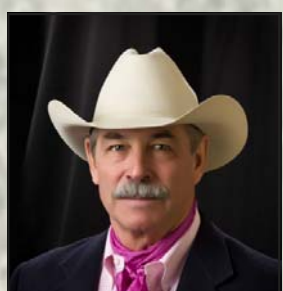
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

## Randy & Ronnie Hunt Partnership - Owners

Licensed in Iowa

Licensed in South Dakota



**Bruce R. Brock**  
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## BROCK AUCTION CO., INC.

[www.brockauction.com](http://www.brockauction.com)



"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"

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- Brian Rubis - Remsen, IA 712-253-5481
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