

BROCK AUCTION CO., INC.

Presents

**Kedron Township, Woodbury County, Iowa
Unimproved 80 acres of Rolling Farmland**



PUBLIC AUCTION

Monday, December 20, 2010 at 10:00 a.m.

Location: Correctionville Community Center located at 312 Driftwood Street, Correctionville, Iowa.

Legal Description: N 1/2 of the NE 1/4 of Section 8, Township 88 North, Range 43 of the 5th PM, Woodbury County, Iowa.

General Description: In the offering is a very nice rolling inside 80 acre tract. This farm has been in the Morgan family for years and has been well cared for & is in a high state of production. The Woodbury County FSA Office shows 80 Farmland Acres with 74.7 Cropland acres with a 74.7 acre Cornbase with a 94 bu. Direct & CC Yield Index. The Woodbury County NRCS & Assessors offices show the mail soil types to be Ida & Monona with approx. 9.6% Napier. The farm has a weighted CSR average of 40.5. The farm has been terraced and has approx. 4.22 acres in trees on the East end. It is hard to find a farm in this day & age that has a 100% Cornbase.

Located just a couple miles off Hwy. 20 between Correctionville, Merville & Pierson and not to far from Anthon it opens itself up to several of the areas more progressive markets. The land market today is in strong hands and it is more & more difficult to find these 80 acre tracts to add to your existing operation or especially if you want to get started owning land. The timing is perfect because the state of our current economic setting in the U.S. has proven the overall strength of owning Iowa farmland. Be sure to come to Correctionville on the 20th of December & maybe make your own Christmas a little Merrier. See you there!

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 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. Sellers agree to pay those taxes that become delinquent October 1st, 2011 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 on the day of the sale shall supersede any previous written terms.*



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Tom & Lynn Morgan - Owners

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