

# BROCK AUCTION CO., INC.

Presents

Oto Township, Woodbury County  
 Approx. 115 Unimproved Acres of Good Iowa Farmland



## PUBLIC AUCTION



Friday, September 11, 2009 at 10:00 a.m.

**Location:** On the farm located approx. 3 1/2 miles North West of Danbury, Iowa on Highway D-54, then South 1/2 mile on Osceola Avenue or 6 1/2 miles East of Oto, Iowa on Highway D-54, then 1/2 mile South on Osceola Avenue.

**Legal Description:** N 1/2 of the SE 1/4 & the SE 1/4 of the SE 1/4 of Section 24, Township 86N, Range 43 West of the 5th P.M., Woodbury County, Iowa.

**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 farmers and good stewards. He has used good sound conservation practices and the farm is currently in a high state of production. The Woodbury County F.S.A. office shows 111.3 cropland acres, with a 76 acre cornbase w/a 96 bushel direct & CC Yield Index, and a 35.3 acre soybean base with a 37 bushel direct & CC Yield Index. The Woodbury Co. Assessors office & NRCS office show the farm to be made up of primarily Ida & Monona Soils with a sprinkling of Napier & Judson & it boasts a weighted average CSR of approx. 47.7

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 strong and with the scarcity of land coming on the market in this area, you will not want to miss the opportunity. Being close to Danbury, Oto, Anthon & Mapleton, you will enjoy great marketing opportunities at any of these fine towns. Excitement for land is still at a fever pitch, don't pass up this very nice 115 acres without serious consideration.

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. The land is currently leased for the 2009 crop year and is subject to tenants rights. The sellers will pay those taxes that become delinquent on 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

## Uhl Family Farm - Owners

### BROCK AUCTION CO., INC.

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

www.brockauction.com

Licensed in Iowa

Licensed in South Dakota



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