

# BROCK AUCTION CO., INC.

Presents

**Section 2, Banner Township, Woodbury County, Iowa  
2 Outstanding Parcels of Top Quality Woodbury County Farmland  
Improved 258 Acres M/L & Unimproved 80 Acres**



## PUBLIC AUCTION



**Friday, April 3rd, 2009 at 10:00 a.m.**

**Location:** On the farm located 6 miles West of Kingsley on Highway C-70, then 1 mile South on Nature Avenue, then West on gravel, South side of the road; or 4 1/2 miles Northwest of Merville on Highway K-12, then 1 1/2 miles West on Highway D-12, then 1 mile North on Garner; or 5 miles North and East of Lawton on Highway K-49, then 2 miles East on Highway D-12, then 1 mile North on Franklin Avenue.

**Legal Description: Parcel One:** NW 1/4 & W 1/2 & NE 1/4 of the NE 1/4 of Section 2, Township 89 N, Range 45 West of the 5th P.M. Woodbury County, Iowa consisting of approximately 258 Acres M/L.

**Parcel 2:** W 1/2 of the SE 1/4 of Section 2, Township 89 N, Range 45 West of the 5th P.M., Woodbury County, Iowa.

**General Description:** In this offering, 1 or 2 families will have an opportunity to add a substantial amount of land to their holdings. Lowell & Judy are consolidating their cattle feeding & farming operations and are offering these 2 highly productive farms for sale. You will be able to go in and start farming the land right away as soon as the weather permits for the 2009 crop year. Also, Parcel 1 has approximately 30 acres with the buildings and the cattle feedlot. You will not be required to pay for those 30 acres until this fall and Lowell will take out all the infrastructure & haul the manure and chisel the ground for you. When that is completed you will then settle for the balance due on those 30 acres. Parcel 1 also includes a 150' x 60' steel building with 12' side walls and 100,000 bushel storage capacity and a bunker silo of similar size that could possibly be converted as well.

The Woodbury Co. FSA Office shows 339 Farmland Acres, 296.8 Cropland Acres, 189 Acre Corn Base w/a 96 Bushel Direct & C.C. Yield Index, a 93.9 Acre Soybean Base, w/a 36 Bushel Direct & C.C. Yield Index. The Woodbury Co. Assessor & NRCS Offices show the main soil types to be Monona & Judson with small amounts of Ida & Napier-Castana. The CSR's range from 34 to 79 with a weighted average of 62.1. These are 2 very highly productive units that anyone wanting top quality land will be proud to own. These farms also have very high numbers of P & K and other nutrients, which are so important in maximizing your yields in these days of highly competitive farming.

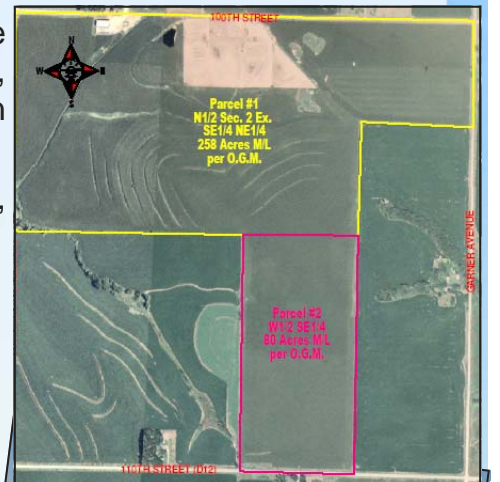
Located conveniently between Kingsley, Merville & Lawton, these farms will prove the value of easy access to top markets.

**The property will be sold as Choice of Parcel 1 or Parcel 2 or both. In the event both parcels are taken, the auction of the land is over. The Parcels will not be combined & sold as one unit.**

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 or before May 15th, 2009 upon 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 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

## Lowell & Judy Vos - Owners

Licensed in Iowa

Licensed in South Dakota

### BROCK AUCTION CO., INC.

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