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AUCTION
COMPANY, INC.



"The Land Marketing Professionals for Over 105 Years"
is offering

126.23 Acres m/l of Unimproved Farmland in Woodbury County, IA

Section 1 of Moville Township, Woodbury County, IA

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, Feb. 9th 2026 @ 10:00 AM

Sale to be held at the Moville Fire Station - 5 S 1st St., Moville, IA 51039

LAND LOCATION: From Moville: Go East 2 1/2 miles on Highway 20, then go South 1/2 mile on Ida Ave.

From Lawton: Go East 9 miles on Highway 20, then go South 1/2 mile on Ida Ave. From Correctionville:

Go West 12 miles on Highway 20, then go South 1/2 mile on Ida Ave.

GENERAL DESCRIPTION: In this offering is a very nice diverse Moville Township Farm that is available to be farmed this 2026 crop year. This rolling piece has a lot to offer in the way of livestock potential. 106.2 cropland acres, 18.2 acres of pasture and timberland. This combination of grain and livestock production gives the new buyer the double barrel effect on marketing diversification and a shot at different income streams, which always helps. More marketing avenues means more options, which means more bottom-line potential.

The Woodbury County FSA office shows 106.2 cropland acres with a 70.50-acre corn base with a 140 bu. PLC Yield Index and a 35.70-acre soybean base with a 41 bu. PLC Yield Index. The Woodbury County NRCS and assessor shows the main soil types to be Ida and Monona with small amounts of Smithland-Danbury and Judson. The farm carries a 51.5 CSRII weighted average.

Located only 2 1/2 miles from Moville and less than a mile from 4 lane Highway 20 for easy access to multiple markets in the area, which include livestock producers, ethanol plants, Sioux City's grain facilities plus all the local Co-Ops in the surrounding towns should give you all the marketing options you could ever want.

This could make a super cow/calf operation as well with the pasture and established timberland. It is really hard to find a combination farm like this in today's farming world. If you have been looking for a piece of land that gives you all the flexibility you want, whether just crop production, livestock operation, or a combination of the 2, this is your chance. I certainly hope you will give it your serious consideration.

All the best from all of us at
Brock Auction Company. Thank you!!



BROSAMLE FARMS LLC - OWNERS

Jacob Natwick - Attorney



BRUCE R. BROCK RE L.L.C.

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