

The Siouxland Weekly Shopper's Guide

FREE

Wednesday, November 03, 2021

Wednesday, November 3, 2021 • The Siouxland Weekly Shopper's Guide • 1

Vol. 81 No. 28

what's inside?

- Dining
- Area Auctions
- Real Estate
- Auto
- Employment
- Home Improvement

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Section 11 & 14 of Liston Twsp., Woodbury County, Iowa
(Per Original Government Survey) Sold in 2 Separate Tracts

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Online Bidding @ BrockAuction.com & Click on

Monday, November 15, 2021 @ 10:00 AM
Sale Held at Dana Hall - Danbury Iowa

LAND LOCATION: From Danbury: Go Northeast 1 1/2 miles on Highway 175, then North 1 mile on Union Ave.
From Battle Creek: Go Southwest 5 miles on Highway 175, then go North 1 mile on Union Ave.

From Mapleton: Go Northeast 9 miles on Highway 175, then go 1 mile North on Union Ave.

GENERAL DESCRIPTION: In this offering there are 2 nice tracts of rolling Eastern Woodbury County Farmland. In today's farming world it is rare to have an opportunity to purchase 2 adjoining quarters like this offering. Whether you want 1 or both, it is really nice to have the option that gives you quite a bit of diversity in land utilization. Each piece has similar land quality with Tract 2 having a little more diverse crop history and the pond. Tract 1 has a small silt pond but maybe a little more row crop acres available. Close to the same but yet different, offers a uniqueness where you get to determine how much flexibility you want. The cropland seems to be in a good state of production and appears to have been well cared for. No matter which piece you chose, one or both, it should prove to be a sound investment and improvement to your current portfolio.

Tract 1 & Tract 2 are combined with the FSA and if sold separately will be split according to their formulas.

Tract 1: The Woodbury County NRCS and Assessors Office shows the main soil types to be Ida, Monona, Napier and Judson while carrying a weighted CSR2 average of 49.8.

Tract 2: The main soil types appear to be Napier, Monona with smaller amounts of Liston-Burchard and Ida. The weighted CSR2 average is 48.2.

The Woodbury County FSA Office shows that Tract 1 and Tract 2 combined to have 252 cropland acres, with a 238.6 acre corn base with a 163 bushel PLC Yield Index and a 7.1 acre wheat base with a 34 bushel PLC Yield Index.

Once again, it should really help your efficiencies if you can add 320 acres to your operation. The farms are just a short hop from the highway and access to some good grain marketing facilities and good livestock production areas just right around the corner. This could be an addition that propels future generations and strengthens their hands for years to come. Best of Luck to All!

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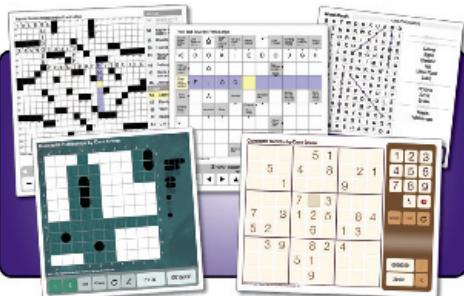
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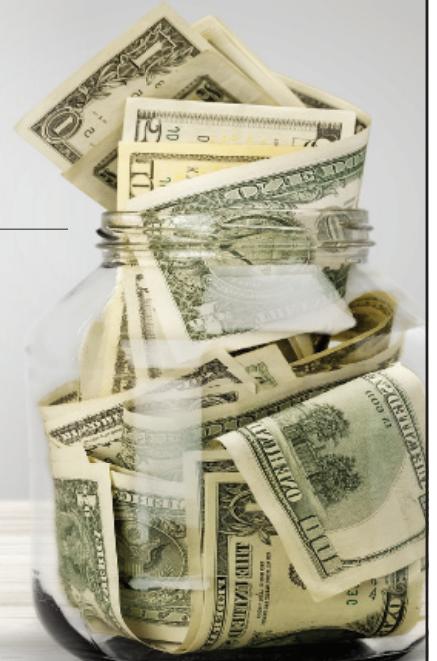
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