

# BROCK AUCTION COMPANY, INC.

**Good Westfield Township, Plymouth County Iowa Farm**  
**Approx. 74.5 Acres M/L (Per Original Government Survey) Farmland**  
**Available to be Farmed in 2018**

## PUBLIC AUCTION

**Friday, March 30, 2018 @ 10:00 am**  
**Sale held at Farm Site**

**LAND LOCATION:** Land Located in Section 25 of Westfield Township approx. 2 miles East of Westfield, Iowa on Highway C-38.

**LEGAL DESCRIPTION:** A part of the W 1/2 of the SW 1/4 of Section 25, Township 92N, Range 49W of the 5th P.M., Plymouth County, Iowa; except the acreage. Containing approx. 74.5 acres M/L per original government survey.

**GENERAL DESCRIPTION:** In the offering is a very nice rolling western Plymouth County farm. The Martin's have put excellent conservation measures in place and have utilized hog and cattle manure over the years to increase the fertility of the soil. The Martin's are also known as good farmers and stewards of the land.

The Plymouth County FSA shows 64.26 Cropland Acres and a 44.5 acre Cornbase w/a 153 bu. PLC Yield and a 7.2 acre Soybean base w/a 38 bu. PLC Yield. The Plymouth County NRCS and Assessors Office shows the main soil types to be Kennebec and Ida with smaller amounts of Galva and Napier. The farm carries a weighted average CSRII of 57.3.

This farm, even though it is rolling, has had a great fertility program and conservation program used throughout the years. The bottom ground, the terraces and excellent location make this a great piece of land that will produce with any farm in the area. Be sure to take a hard strong look at the piece and see for yourself what this unit can do for you and your operation.

The Best of Luck!

*Bruce R Brock*

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 the 7th of May 2018 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. **The farm is available for farming in 2018.** Sellers will pay those taxes that become delinquent October 1st, 2018 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. The Auctioneer/Broker is representing the sellers interest in this transaction. The sale is subject only to the owners approval. All announcements made the day of sale shall supersede any previously written or oral statements.



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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**JOHN & CORINNE MARTIN - Owners**



**BRUCE R. BROCK**  
Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
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