



Section 6, Plymouth Township, Plymouth County, Iowa Good Quality 40 Acre M/L (Per Original Government Survey) Farmland Available to be Farmed in 2018

PUBLIC AUCTION

**Friday, March 23, 2018 @ 10:00 am
Sale held at Land Site**

LAND LOCATION: Located 4 miles West of Merrill, Iowa on Highway C-44 then a 1/4 mile North on Highway K-30.

LEGAL DESCRIPTION: NW 1/4 of the SW 1/4, Section 6, Township 91N, Range 46W of the 5th P.M., Plymouth County, Iowa. Containing approx. 40 acres M/L per original government survey.

GENERAL DESCRIPTION: In the offering is a very nice 40 acre tract that is located right on the highway West of Merrill, Iowa. This gently rolling 40 is all crop ground and has always been well cared for and kept in a high state of production. For those of you who have wanted to get started in the land business and reap the benefits that come from long term ownership, you are looking at a great opportunity. For you who want to add some extra acres that may fit right in with your existing operation, you know how rare this opportunity comes knocking and here is your chance.

The land is currently in with some other land for FSA purposes and will be split according to their rules when you split it out after the closing. The NRCS and Assessors Office show the main soil types to be Galva, Radford, and some Ida & Monona. The farm carries a weighted average CSRII of 66.3 and it is currently enrolled in the ARC county program.

Those of you who knew Don and his family, know the pride he had in and the care he always gave his land. You can buy with confidence that you too can enjoy this same pride.

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 May 1, 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.

FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

DONALD (DON) OHLRICH'S ESTATE - Owners
Sharon Schnepf & Gary Ohlrichs - Executors & Jim George - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.
30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM
LICENSED IN: Iowa, Nebraska & South Dakota

AUCTIONEERS:
Bruce Brock - Le Mars, IA..... 612-859-3794
Darrell Scott - Mapleton, IA..... 712-208-0003
Brian Rubis - Le Mars, IA..... 712-253-5481
Steve Gaul - Hawarden, IA..... 712-551-2586
Adam Karrels - Sturgis, SD..... 605-490-1701
Pat Robeson - Sioux City, IA 712-259-1734
John Herrity - Windsor, CO..... 970-685-0645
Troy Donnelly - Elk Point, SD 970-685-0645

"The Midwest's Largest and Fastest Growing Auction Company of 4 Generations Serving The Midwest Since 1919"

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY