

# BROCK AUCTION COMPANY, INC.

High Quality, Stanton Twsp. Plymouth Co., Iowa Farmland  
Approx. 156.41 Unimproved M/L Top Quality Acres



## PUBLIC AUCTION

Friday, November 18th, 2016 @ 10:00 A.M.  
Sale to be held at the farm site



**LAND LOCATION:** 3 Miles South of Le Mars, Iowa on Lake Ave.;  
or 2 1/2 Miles East of Merrill, Iowa on Highway C-44.

**LEGAL DESCRIPTION:** The Northwest Quarter (NW1/4), (except the North 300.9 feet of the West 520 Feet, there of) of Section Eight (8), Township Ninety One (91) North, Range Forty Five (45) West of the 5th P.M., Plymouth County, Iowa.

**GENERAL DESCRIPTION:** **What a Great Location!!!** Here is another great piece of property centrally located between Merrill & Le Mars. Just east of Merrill on Highway C-44 and 3 minutes south of Le Mars! In today's efficient farming world, this is just one more piece of the puzzle.

The Plymouth County FSA Office shows 154.19 Cropland Acres, w/a 75.5 Acre Cornbase w/a 151 Bu. PLC Yield, a 75.5 Acre Soybean Base w/a 38 Bu. PLC Yield, and 1.1 Acre CRP. The Assessor and the NRCS Offices show the main soil types to be Galva and Radford with smaller amounts of Ida and Steinhauer. The weighted average CSRII is 76.2. The farm is enrolled in the ARC County program.

This gently sloping farm has been very well cared for and maintained over the years by one of the area's good farm families. As you can well imagine, with good soil numbers and good conservation practices being implemented on this farm; it only stands to reason that great yields will be the end result. We are facing some extremely strong demands in the very near future for all of our food products. New innovations in technology from tillage and harvest equipment to higher quality seed stock, fertilizer, and weed control are all certainly going to help and be very important. However, they won't mean anything to you if you don't own the good land to take advantage of them with!!! Best of luck on a great piece of land!

*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  
& sign a real estate contract agreeing to pay the balance on or before December 22nd, 2016  
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 currently leased for the  
2016 crop year but can be farmed in 2017. Sellers will pay those taxes that become delinquent  
October 1st, 2017 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.

**Video, Pictures & Details at [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**Mary Elaine Adamson Estate, Owner**

Judith Christensen - Executor

Loretta L. Harvey - Estate Attorney, Creston, IA



**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](http://WWW.BROCKAUCTION.COM)  
LICENSED IN: Iowa, Nebraska & South Dakota

**AUCTIONEERS:**

Bruce Brock of Le Mars, IA .....612-859-3794  
Darrell Scott of Mapleton, IA .....712-208-0003  
Brian Rubis of Le Mars, IA .....712-253-5481  
Steve Gaul of Hawarden, IA .....712-551-2586  
Adam Karrels of Sturgis, SD .....605-490-1701  
Pat Robeson of Sioux City, IA .....712-259-1734  
John Herrity of Elk Point, SD .....712-259-6408  
Troy Donnelly of Elk Point, SD .....712-899-3748

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