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BROCK AUCTION CO., INC.

Outstanding Very Very Top Quality Farmland

Approx. 318 Unimproved Acres M/L in Marion Twsp, Plymouth County, IA - Land offered in 4 Tracts

PUBLIC AUCTION

Friday, October 9th, 2015 @ 10:00 a.m.

Sale will be held at American Bank in Remsen, IA

LAND LOCATION: **From Remsen, IA** go 3 miles West on Hwy. 3, then 1 mile South on Hwy. K-64; **From Oyens, IA** go 1 3/4 miles South on Hwy. K-64; **From Le Mars, IA** go approx. 5 miles East on Hwy. 3 then South 1 mile on Hwy. K-64.

LEGAL DESCRIPTION: **Tract 1:** N 1/2 of the NW 1/4; **Tract 2:** N 1/2 of the NE 1/4; **Tract 3:** Apart of the S 1/2 of the NW 1/4 except approx. 2 Acres M/L with buildings & bin; **Tract 4:** The S 1/2 of the NE 1/4, all in Section 16, Twsp 92N, Range 44 West of the 5th PM, Plymouth County, IA

METHOD OF SALE: The successful bidder will have the option of taking their choice of Tract 1, Tract 2, Tract 3, Tract 4 or the high bidder may take any combination of the 4 Tracts or all 4. In the event all 4 Tracts are taken the sale is over. The tracts will not be combined and offered as one unit.

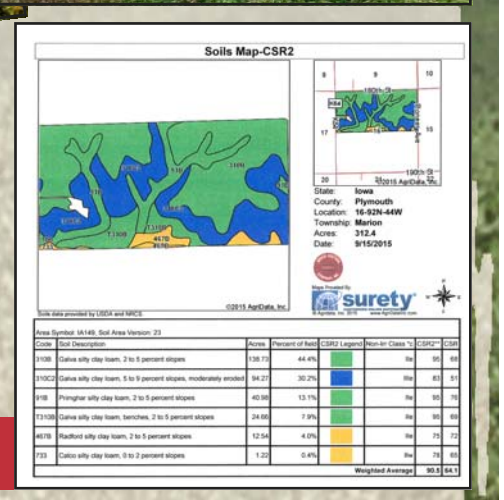
GENERAL DESCRIPTION: **WOW!! AN EXTREMELY RARE OPPORTUNITY!** Brock Auction Co., Inc. is proud to offer what may well be, if not the very best, one of the very best farms offered in Plymouth County & Western, Iowa at Public Auction. For years and years people have driven by and admired the "Bindner Half Section". Its outstanding yield performances, gentle slope and extremely high indexing rich soils have put this farm far above most. Whether you are wanting approx. 78 Acres or 318 Acres M/L the opportunity to own the very best has never been greater. With the consolidation in todays modern agricultural world & the land falling into fewer & fewer hands, it is nearly impossible to add something as good as this farm to your operation. Imagine the increase in your efficiencies and your bottom line with the possibilities of mile long rows, wow!!

This farm is the kind of property that we all know can be a cornerstone of a family operation for decades & decades. From Family Generation to Generation the rock solid stability & pride that is only felt from a Gold Standard Investment like this can rarely be bought. This farm will put not only you but your family for generations to come, in the position to say "this has been the **"Crown Jewel"** in our families operation for decades & has been extremely important to our overall success; I am sure glad our ancestors had to foresight to buy it even though at the time it seemed high. What a blessing it has been to own the very best of the best."

The Plymouth County FSA office shows 310.9 Cropland Acres, with a 195 Acres Corn Base with a PLC Yield of 174; a 115 Acres Soy Bean Base with a PLC Yield of 46. The Plymouth County NRCS & Assessors Office Shows the main soil types to be Galva & Primghar with a small amount of Radford & Calco. The weighted average CSRII is a whopping 90.5. How's that for High Indexing Soils?? All the best in your pursuit of excellence!! Bruce R Brock

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc.** and **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 November 15th, 2015 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 2015 crop year but can be farmed in 2016. Sellers will pay those taxes that become delinquent October 1st, 2016 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.*

More Pictures, Video & Details at WWW.BROCKAUCTION.COM

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

GEORGE P. BINDNER TRUST - Owner

David Bindner, Georgia Mayberry, Joan Kober - Trustees

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