

BROCK AUCTION COMPANY, INC.



Outstanding Top Quality Ply. Co. Farmland
 Approx. 53.77 Acres M/L in America Twsp.

PUBLIC AUCTION

Friday May 12th, 2017 @ 10:00 A.M.
 Sale held at the farm site.

LAND LOCATION: From Le Mars, Iowa: Go 3 miles South on Highway K-49, then approx. 1/4 mile West on 220th St.

LEGAL DESCRIPTION: A part of the South 1/2 of the SE1/4, Section 33, Township 92N, Range 45W of the 5th P.M., Plymouth County, Iowa. Containing approx. 53.77 acres M/L.
 Land may be farmed this year!!

GENERAL DESCRIPTION: In the offering is a great opportunity for a whole host of people to own an outstanding piece of farmland. If you are a first time buyer who has always wanted to have the financial security, long term, that farmland offers, but didn't think you could afford to buy a large tract right off the bat, here is 53.77 acres that offers you a chance to get started. If you like the idea of developing land outside the city, as you can see some have already done that right next to this land. If your desire is to own good farmland that is high indexing & high yielding with all kinds of potential for future growth you need to look no further, you have it right here. If you want to add it to some of your existing land to increase your efficiencies and effectiveness you already know what a marvelous opportunity land ownership is. So, regardless of your desires, here is a piece of farmland only 5 minutes from Le Mars that anyone would be super proud to own. Search long and hard and see if this can't play a big role in making some of your dreams come true. I think you'll find it can!

Best of luck to all! *Bruce R Brock*

The Plymouth Co. FSA Office shows 51.79 Cropland Acres, with a 51.9 Acre Cornbase w/a 162 PLC Yield Index and is currently enrolled in the ARC Program. The NRCS and County Assessor show the main soil types to be Galva and Radford with 11% of Ida. Approx. 2/3 of the farm has a whopping 95 CSR II and a weighted CSR II average overall of 83.6. Great numbers on a great farm! The land has been farmed by one of the area's best and most conscientious, conservation minded farmers.



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 20% of the purchase price on the date of sale (because the buyer will have the right to start in the field right after the sale). The purchaser will also sign a real estate contract agreeing to pay the balance on or before June 22, 2017 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. 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.

FOR MORE INFORMATION AND PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

BLANCHE CRONIN ESTATE - Owners

Craig Bauerley - Attorney

Kay Petersen - Executor



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 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 Herry of Elk Point, SD 712-259-6408
- Troy Donnelly of Elk Point, SD 712-899-3748

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