

# BROCK AUCTION CO., INC. Presents

## Garfield Township, Plymouth County, Iowa Approx. 150 Unimproved Acres m/l of Excellent Farmland Home & Building Site w/Approx. 4 Acres m/l Plus Woodworking Tools & Equipment



# PUBLIC AUCTION

### Friday, October 14th, 2011 at 10:00 a.m.

**Location:** North Edge of the City Limits of Kingsley, Iowa with Highway 140 on the East Boundary & Highway C-66 on the West Boundary, & just North of the Cemetery.

**Legal Description:** A part of the NE 1/4 of Section 19, Township 90 North, Range 43 West of the 5th PM, Plymouth County, Iowa.

**General Description:** Wow!! Can you get any closer to town and still farm. What a wonderful opportunity to own such a great farm right next to the City Limits of an awesome town like Kingsley. The Dorale family is an established respected name in the area and one that carries a lot of pride. The farm has also been well cared for & farmed recently by a good farming family. Bordered on the east & west by 2 highways makes access about as good as it gets. The Plymouth County FSA office show 142.6 Cropland acres, with a 72.2 acre cornbase with a 99 bu. Direct yield index and a 142 bu. CC yield index, a 70.4 acres soybean base with a 34 bu. Direct yield index and a 40 bu. CC yield index. The Plymouth County NRCS & Assessor's office shows that main soil type on this gently sloping farm to be Galva, Radford, & Ida with just a touch of Colo. The weighted CSR average in approximately 53.9.

"With the demand for our farm products so strong world wide and the outlook for agriculture as a whole being so bright, we are on the cusp of a great era in farming history. The importance of owning top notch land can not be overstated. People from all over the world have discovered the value of "Iowa Farmland" as a good sound investment. Now is the time to take the bold step & insure that you & your family will be on the land now and not chasing it and fighting others in the future. Please don't overlook this great chance to increase your stake in the future of farming.

Best of Luck," *Bruce R. Brock*

**Acreage Description:** The Acreage includes a nice, older 1 1/2 story wood framed home and some nice outbuildings including a nice metal building & grain bins, barn, and detached 2 car garage. If you want to be 1 minute from town, on a highway next to a great community with a world of Pride, this is the place you need to call home! For an appointment to view the property contact us at the Brock Auction Co. Inc. office at 712-548-4634.

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 o 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 the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given on date of final settlement. The land is currently leased for the 2011 crop year land and is subject to tenant's rights. Taxes will be pro-rated to date of final settlement based on current taxes. Acreage taxes will be prorated to date of closing. 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 the transaction. The sale is subject only to the owners' approval. All announcements made the day of the sale shall supersede any previously written terms.

**Immediately following the sale of the Real Estate, the following personal property will sell:**

**WOODWORKING TOOLS & MISC:** Jet Woodworking Lathe, Jet 12" Band Saw, Delta Chop Saw, Delta Board Planer w/46" Bed, Delta 733 Board Planer, De Walt Board Planer, Vintage Delta Board Planer, Delta 10" Table Saw, Guardian HD 5 Speed Drill Press, Century 160 Wire Feed Welder, Acetylene Torch on Cart, Delta Dual Sander, Bosch Belt Sander, Bosch Jig Saw, 2 1/4" Skil Plunge Router, Craftsman 16" Scroll Saw, Snap On Electric Driver, 8" Delta Grinder, Milwaukee Chrome & Vinyl Bar Stool, Very Many More Small Tools and Miscellaneous Items.

**MACHINERY & VEHICLES:** 1650 Oliver Gas Tractor (Narrow Front), Howsy Rotary 3 Point Mower, McCormick Farmall M Tractor (Doesn't Run) w/Westendorf 7' Bucket, Case 1816 Skid Loader (Motor Changed to 20 HP c Cycle), 39 F-20 Tractor (Doesn't Run), John Deere 455 3 Cylinder Riding Lawn Mower, 1978 Chevy Nova, '55 Chevy Truck w/14' or 16' Bed & Hoist, 16' Bumper Hitch Car Trailer (2 Axle)

**MANY OTHER ITEMS TOO NUMEROUS TO MENTION**

*Check Our Website To View Pictures: [www.brockauction.com](http://www.brockauction.com)*

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

## Wayne W. Dorale Estate Owner Calvin Dorale & Ruth Yoerger - Executors

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