

BROCK AUCTION CO., INC.

Preston Township, Plymouth County, Iowa
 80 Unimproved Acres of Good Quality Farmland



PUBLIC AUCTION



Friday, April 10th, 2015 @ 10:00 a.m.
 Auction Held at the Farmsite

LAND LOCATION: From Craig: go 6 miles West on Highway C-12, then South 1 1/8 mile on Fawn Ave. From Akron: go 3 miles Northeast on Highway 12, then East 4 1/2 miles on 120th St. From Chatsworth: go 1 mile South on Highway 12, then 4 1/4 mile East on Highway C-12, then South 1 1/8 mile on Fawn Ave.

LEGAL DESCRIPTION: West 1/2 of the Northwest 1/4 of Section 17, Township 93 North, Range 47 West of the 5th P.M., Plymouth County IA.

GENERAL DESCRIPTION: In the offering is a nice laying Western Plymouth County unimproved 80 acres. One of the great things is **"You Can Farm It This Year!!"** This gently rolling farm has some very good numbers for this area. The Plymouth County FSA Office shows 67.75 Cropland Acres (However, approx. 4.28 additional acres have been cleared and are now being farmed as well.) with a 42.3 acre Cornbase, with a 94 Bu. Direct Yield Index, and a 105 Bu. C.C. Yield Index, a 25.5 acre Soybean Base, with a 26 Bu. Direct Yield Index and a 31 Bu. C.C. Yield Index. The NRCS & Assessors Offices show the main soil types to be Radford, McPaul and Galva, with smaller amounts of Ida. The farm carries a weighted CSR II average of 72.5 & a weighted CSR average of 63.1. These are very good numbers for this area and show the true productive level of this land.

This will certainly be an 80 acre tract that will prove to be very attractive to many farmers both large & small. If you have smaller equipment, you can easily handle this piece; and if you have large equipment, you can knock it out in no time. Regardless of your size, adding this quality piece in today's land market may well prove to be one of your top buying achievements in recent times. Remember, picking up that 80 or 160 that is close to you is getting harder and harder to come by. Be sure to give this one strong consideration.

Best of luck! *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 20% of the purchase price on the date of sale & sign a real estate contract agreeing to pay the balance on or before May 10th, 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 may be farmed for the 2015 crop year. Sellers will pay those taxes that become delinquent October 1st, 2015 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 & Details:
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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

COLLIN & DIANE HOOPS - Owners

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