

# BROCK AUCTION COMPANY, INC.



Excellent Top Quality Plymouth Co. Farmland  
 Approx. 196.34 Unimproved Acres M/L in Fredonia Twsp.

## PUBLIC AUCTION

Monday May 1st, 2017 @ 10:00 A.M.  
 Sale held at the farm site.

**LAND LOCATION:** From Le Mars, Iowa: Go 2 miles East on Highway 3 to Noble Ave., then 1 mile North to 160th St. From Oyens: Go approx. 2 miles West on 160th St. From Remsen: Go approx. 6 miles West on 160th St.

**LEGAL DESCRIPTION:** A part of the SW 1/4 and the SE 1/4 of the NW 1/4 all in Section 31, Twsp. 93 N., Range 44 West of the 5th P.M., Plymouth County, Iowa.

**GENERAL DESCRIPTION: An Outstanding Farming & Investment Opportunity Awaits You!**

Seldom, if ever, do you have an opportunity to own such a diverse piece of farmland. Not only is this farm one of the high indexing and yielding farms in the area, but it also offers additional income potential with gravel and sand under some portions. We have all heard the old saying, "Having good sand and gravel is possibly like having an oil well on your land". A great farm, wonderful marketing facilities & large livestock operations close by, tax advantages, great marketing potential, and the gravel & sand round out the many options you could add to your portfolio. The land is tilled on the West side, which along with the terraces, fences and potential soil testing prospects, there could be great tax incentives as well. Visit with your accountant to see how it may benefit you.

When was the last time you had a chance at a farm that offered enough land to be something substantial in any operation and had potential add-ons to offer you. Let the future reflect your for-sight and fortitude by standing up and buying this farm.

**Bring your planter or field cultivator so you can go to work right after the sale!**

The Plymouth County FSA Office shows 176.83 Cropland Acres, 101.9 Acre Cornbase w/a 149 Bu. PLC Yield; a 72.6 Acre Soybean Base w/a 44 Bu. PLC Yield. The farm is currently enrolled in the ARC Program. The Plymouth Co. NRCS & Assessor's Office shows the main soil types are: Colo, Galva, Radford with small amounts of Kennebec and Ida-Wadena. The farm has a Weighted CSR II of 76.1.

Best of luck to all! *Bruce R Brock*

**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 10, 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.



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.

**FOR PHOTOS SEE WWW.BROCKAUCTION.COM**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**KENT JOHNSON & BECKY WOJCIK - Owners**



**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

"The Midwest's Largest and Fastest Growing Auction Company of 4 Generations Serving The Midwest Since 1919"

**BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY**