

BROCK AUCTION CO., INC.

Elgin Twsp, Plymouth County, Iowa
 Inside 80 Unimproved Acres of Great Farmland



PUBLIC AUCTION



Friday, February 27th, 2015 at 10:00 a.m.

Auction Held at Le Mars Sportsman's - 31549 C38, Le Mars

LAND LOCATION: FROM LE MARS, go approx. 6 miles Northeast on Hwy. 60; FROM ALTON, go approx. 6 miles Southwest on Hwy. 60; FROM ORANGE CITY, go 3 1/2 miles South on Hwy. K-64 (Carnes Corner) then approx. 2 3/4 miles Southwest on Hwy. 60; FROM STRUBLE intersection on Hwy. 75, go 4 1/2 miles East on Hwy. C-12 then 1/2 mile Southwest on Hwy. 60.

LEGAL DESCRIPTION: S 1/2 of the NE 1/4 of Section 12, Township 93N, Range 45 West of the 5th PM, Plymouth County, Iowa.

GENERAL DESCRIPTION: WOW!!! What a way to usher in 2015!! In the offering will be a very nice 80 acre tract of land. This farm is nestled neatly between some of Northwest Iowa's strongest farming communities, Orange City, Alton, Le Mars, Struble, Sioux Center, Remsen, Oyens, Granville & a lot more & the land is right on Hwy. 60. Talk about superb access, it doesn't get any better than this!

The Plymouth County FSA Office shows 73.92 Cropland Acres w/a 44 Acre Cornbase w/a 101 bu. Direct Yield Index & a 101 bu. CC Yield Index and a 29.9 Acre Soybean Base w/a 30 bu. Direct Yield Index & a 30 bu. CC Yield Index. The Assessors office & NRCS show the main soil types to be Galva & Radford with smaller amounts of Colo & a minute amt. of Ida. The farm shows a weighted CSR Average of 63.9 & a CSRII weighted average of 81.6.

The farm has been farmed by one of the areas good farmers & shows the care they have given it. In today's ever increasingly competitive agricultural world, it is more important than ever not to let these 80's and 160's get away from you if you are going to remain in a strong position in the future. Remember there is no such thing as keeping the status quo in farming; you are either moving forward or you're slipping further behind & going backwards & you alone are in control!! Best of Luck to everyone. *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 and sign a real estate contract agreeing to pay the balance on or before March 27, 2015 upon delivery of clear & merchantable title. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given on the date of final settlement. The farm is currently leased for the 2015 crop year. The new buyer will receive the 2015 rent. Sellers agree to pay those taxes that become delinquent October 1st, 2015 and all prior taxes based on the current taxes. Descriptions & information are from sources deemed reliable, however, neither the seller nor the auctioneer/broker are making any guarantees or warranties actual or implied. Property sold "as is", so inspect to the extend deemed necessary & rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers interest in the transaction. This sale subject only to the owner's approval. All announcement's made the day of the sale shall supersede any previous written terms.



More Pictures & Details at
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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

DAN & AIMEE KETCHAM - Owners

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