

# BROCK AUCTION CO., INC.

80 Acres of Very Nice Western Iowa Farmland  
Portland Township, Plymouth County, Iowa



## PUBLIC AUCTION



MONDAY, APRIL 11th, 2016 @ 10:00 A.M.  
Sale to be held at the Farm Site

**LAND LOCATION:** From Akron, Iowa go 2 1/2 to 3 miles East on Hwy. C16.

**LEGAL DESCRIPTION:** N 1/2 of the NE 1/4 of Section 34, Township 93N, Range 48 West of the 5th PM, Plymouth County, Iowa.

**GENERAL DESCRIPTION:** A Great 80 Acre Farm in Western Iowa!!! What good fortune for all of you who missed out on the Taylor farm that sold last fall. Talk about a lucky 2nd chance that doesn't come along very often. Wow!!! Located just East of Akron on Hwy. C16 this farm is as easily accessible as any farm can be. This gently rolling 80 lays nicely and appears to be very easy to farm. In today's world of efficiencies we all know that being able to pull in when the weather is right & get the job done when it should be is vitally & this piece certainly does that.

The Plymouth County FSA office shows 77.46 Cropland Acres, with a 35.7 Acre Corn base w/a 167 PLC Yield, a 31.4 Acre Soybean Base w/a 47 bu. PLC Yield and it is currently enrolled in the ARC-Co. Program. The Plymouth County Assessors Office & the NRCS Office show the main soils to be Ida, Kennebec-McPaul & some Galva. The weighted CSR II average is 46.1. This farm is currently in a great state of production and has turned in very good yields for this area, do in large part to having been no-tilled for at least 15 years. The humus levels should be very good. Promise yourself you won't let this opportunity slip by again without serious consideration. Good Luck to all. *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 & sign a real estate contract agreeing to pay the balance on or before May 11th, 2016 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 can be farmed in 2016. Sellers will pay those taxes that become delinquent October 1st, 2016 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 at [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

**GARRY & CAROL KLEMME - Owners**

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