

BROCK AUCTION COMPANY, INC.

Fantastic Forty!!!

Approx. 40 Unimproved Acres M/L
Section 19, Henry Twsp, Plymouth County, Iowa
PUBLIC AUCTION

Monday, August 28th, 2017 @ 10:00 A.M.
Sale held at Farm Site

LAND LOCATION: From Kingsley, IA approx. 6 miles North on highway 140; From Remsen, IA approx. 8 miles straight South on highway 140.

LEGAL DESCRIPTION: SE1/4 of the NE1/4, Section 19, Twsp. 91N, Range 43W of the 5th P.M., Plymouth County, IA

GENERAL DESCRIPTION: **Fantastic Forty!!!** In this offering is a great farm for anyone. Whether you want to make an investment in awesome Iowa farmland but don't have millions to spend, or you already own land and want to add a good forty to your existing portfolio, here is your chance. As we have discussed many times in the past, land values are greatly determined by location and how do you get any better location than this farm. On the highway just North of Kingsley and South of Remsen, both with good grain marketing facilities, and also close to the Marcus and Merrill Ethanol Plants, make this prime property.

The Plymouth County FSA Office has this property combined with the Northern piece and will split out according to their current policy. Corn has a 151bu. PLC Yield, and Soybean w/a 52bu. PLC Yield. The NRC and Assessors Office show the main soil types to be Galva w/a sprinkling of Redford. The farm carries a weighted average CSRII of approx. 78. Great Soil and Great Numbers with good conservation practices utilized over the years and appears to be in a good high state of production.

If you are a young beginning farmer or you are wanting to get that son or daughter or grandchild started down the road of land ownership, here is a great opportunity to give them a super foundation to build on. With your foresight, what a great future awaits them.

Best of Luck! *Bruce R Brock*

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.

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 October 2, 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. The land is currently leased for the 2017 Crop Year and is subject to Iowa Tenants Law, however is available to be farmed in 2018. Sellers will pay those taxes that become delinquent October 1st, 2018 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.



FOR MORE INFORMATION AND PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

BONNIE MATHERS - OWNER



BRUCE R. BROCK

Broker/World Champion Auctioneer



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