

# BROCK AUCTION CO., INC.

Presents

**Stanton Township, Plymouth County, Iowa  
 Approx. 228.69 Unimproved Acres M/L  
 Of High Quality Farmland**



## PUBLIC AUCTION

**Friday, November 9th, 2012 @ 10:00 a.m.**

**LOCATION:** From Le Mars: Go 4 miles South on Hwy. K-49, then East 1 1/2 miles on 230th Street OR From Kingsley: Go 4 Miles Northwest on Hwy. C-66, then West 5 miles on Hwy. C-60, then North 6 miles on Nature Ave. OR From Oyens: Go 7 miles South on Hwy. K-64, then West 3 miles on 230th Street OR From Remsen: Go West 4 miles on Hwy. 3, then South 6 miles on Hwy. K-64, then West 3 miles on 230th St.

**LEGAL DESCRIPTION:** E 1/2 of the SW 1/4 & the SE 1/4 (Except approx. 11.5 Acres m/l in acreage) of Section 2, Township 91N, Range 45 West of the 5th P.M., Plymouth County, IA.

**GENERAL DESCRIPTION:** STOP THE PRESSES (or the combines)! The Meis Family is offering a long held family farm. What a great opportunity to purchase a substantial tract of land that is known in the area as a farm that has been exceptionally maintained and meticulously farmed by one of the areas top farm families. When you become the proud owner of this farm, all the questions about extremely high fertility and production capabilities can be forgotten. Great soil conservation practices have always been used and maintained as well.

The Plymouth County FSA shows approx. 225.6 Cropland Acres w/a 131 acre Cornbase, w/a 102 bu. Direct & C.C. Yield Index and an 89.4 acre Soybean Base w/a 33 bu. Direct & C.C. Yield Index. The Plymouth County NRCS & Assessor's Offices show the main soil types to be Galva and Radford w/a very small amount of Steinhauer. This gently rolling farm carries a weighted CSR Average of 56.7 & a CRS2 Rating of 62. All this combined with the years of exceptional care this farm has enjoyed makes it a super producing farm.

In today's modern farming world, just how important is the opportunity to add 228+ Acres right out your back door? How much more efficient will your operation be when you can pull in and farm all this instead of driving around and trying to find three 80's? As your sons and daughters come home to help carry on the rich family tradition you have started for them, and work side by side with them, to create a better farming future for generations to come. Won't it be vitally important to have these significant pieces in your portfolio. This farm is ready for you to just pull in and go to work. It has well maintained terraces, waterways, one approx. 15,000 bushel drying bin and on approx. 15,000 bushel aeration bin, grid sampling, excellent nutrient buildup and more. If farming is important to your family's future, this is definitely a farm that deserves very strong consideration. Farms like this can become the foundation for a strong future. The world has now discovered the importance of the food products you produce. They will be demanding more and more in the years to come. Will you have the land base to meet your challenge? I hope so. 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 have sold 100's of millions of dollars worth of Real Estate 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 the sale and sign a real estate contract agreeing to pay the balance on delivery of clear & merchantable title on or before December 10th, 2012. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership Possession will be given upon final settlement. The seller will pay those taxes that become delinquent October 1, 2013 & 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 the transaction. The sale is subject only to the owners' approval. All announcements made the day of the sale shall supersede any previously written or oral statements.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI



## MEIS FAMILY FARMS - Owners

## BROCK AUCTION CO., INC.

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