

# BROCK AUCTION CO., INC.

Presents

**Lincoln Township, Montgomery County, Iowa**  
**Approx. 345 m/l Improved Acres of High Quality Farmland**  
**(Land will be sold in 3 Tracts)**



## PUBLIC AUCTION



**Friday, September 7, 2012 at 10:00 a.m.**

**LOCATION:** On the farm located 5 miles West of Red Oak, Iowa on Highway 34 then North 7 miles on Highway M-37 to Wales, Iowa then 1 mile East on 130th Street & 1/4 mile South on D. Avenue.

**LEGAL DESCRIPTION:** **Tract 1:** NE 1/4 of Section 22; **Tract 2:** NW 1/4 of Section 22 except approx. 7 acres m/l; **Tract 3:** SW 1/4 of the NW 1/4 of Section 23; all in Township 73 North, Range 39 West of the 5th PM, Montgomery County, Iowa.



**Manner of Sale:** We will offer choice of Tracts 1,2 or 3 with the successful bidder being able to purchase any combination of tracts or all tracts. In the event all 3 tracts are taken the auction is over. In the event only 1 or 2 of the tracts are taken, the remaining tract or tracts will then be auctioned off. The parcels will not be combined and/or be offered as a single unit.

**GENERAL DESCRIPTION:** Tract 1 will be approx. 160 acres with the home & outbuildings. Tract 2 will be approx. 145 acres m/l laying East & South of Wales. Tract 3 will be the 40 acres lying just across the road to the East South East of the home site.

These 3 tracts are high quality farms that have been excellently managed & farmed by one of the area top farm families who take good care of & pride in the land. The farms are currently in a high state of production. The Montgomery County FSA office shows 290.1 Cropland Acres, with a 124.2 Acre Cornbase with a 102 bu. Direct & CC Yield Index and a 108.2 Acre Soybean Base with a 30 bu. Direct & CC Yield Index; and a 9.2 Acre Wheat Base with a 37 bu. Direct & CC Yield Index. According to the Montgomery County Assessors Office & the NRCS office, Tracts 1 & 2 combined, consist of soils mainly made up of Exira, Ackmore-Colo-Judson, with small amounts of Adair, Marshall & Shelby Adair. Together they share a weighted average CSR rating of 61.4. Tract 3 is made up of mainly Marshall, Exira with smaller amounts of Ackmore-Colo-Judson & Clarinda. Tract 3 has a weighted CSR Average of 70.6.

If you are the kind of person who knows the long term value of owning the best available property in your area - look no further. These high indexing & high yielding farms not only have good numbers, they are in a great location. There are great grain marketing facilities close by & Omaha & the Missouri River Terminals are very close as well. You are also in the heart of the areas top livestock country as well. That gives you great marketing flexibility for your crop, year in and year out.

It may well be several generations before farms of this caliber come on the market again. Anyone in the farming & agricultural business today knows the value of having the best equipment, the best genetics, the highest efficiencies & the best marketing strategies available. Doesn't it just make sense that when the opportunity presents itself to own some of the best land available in the area; that you owe it to yourself & the future generations of your farming family to add the land to your portfolio? This kind of window of opportunity may never be opened to you again. Be the one who drives by with great pride in the years to come & says "Wow am I glad I had the foresight to buy these beautiful farms, they're mine forever." Don't be the one who drives by for years & years and say, "Gee I sure wish I would have." See you at the Sale & Best of Luck to all.

*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 October 10, 2012. The land & home are currently leased & are subject to tenants rights until March 1, 2013 All lines & drawings are approximate & for demonstration purposes only & will be surveyed exactly if sold separately (Tracts 1 & 2 only). 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**

**Josiah C. Wearin, Atty.**  
**Stamets & Wearin PC**  
**712-623-5484**

## Miller Family Farms - Owners

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## BROCK AUCTION CO., INC.

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