BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY

# BROCK AUCTION CO., INC.

Presents

## Johnson Township, Plymouth County, Iowa
## Unimproved 80 Acres of Prime Farmland

# PUBLIC AUCTION

## Friday, October 8th, 2010 @ 10:00 a.m.

**Location:** On the farm located 9 miles West of Le Mars, Iowa on Highway 3 then 1/4 mile South on Hedge Avenue; OR 2 miles West of Craig, IA on Hwy. C-12 then 7 1/4 miles South on Hedge Avenue; OR 1 mile South of Brunsville, IA on K-42 then 4 miles West on Hwy. 3 then 1/4 mile South on Hedge Avenue.

**Legal Description:** S 1/2 of the NW 1/4 of Section 13, Township 92 North, Range 47 West of the 5th PM, Plymouth County, Iowa.

**General Description:** In the offering is an outstanding Johnson Township 80 acre tract. If you are looking for an 80 acre that is truly high quality and in top condition, this will be one you will want to give some serious consideration. This highly productive farm has been in the Molzen family for decades & has been farmed for years by one of the area's top farm families who care for the land like it was their own. The Plymouth County FSA office shows 80 Farmland Acres w/74.1 Cropland Acres w/a 31.1 acre cornbase w/a 96 bu Direct & CC Yield Index and a 26.9 acre Soybean Base w/a 39 bu Direct & CC Yield Index. The Plymouth Co. NRCS & Assessors Office shows the main soil type to be Galva, with some Ida, Radford & Primghar. The weighted CSR's average is 54.8.

This is a gently rolling 80 that lays nice & should be very easy to farm. The East end has a grassy draw through it & yet contains some of the highest indexing soils. There also are some well positioned terraces on the East end that show the Molzens have done everything possible to make this a show piece.

Recent history has shown how hard it is to find these 80 acre tracts that are well located right off a main highway with a access to several good markets. Also it is extremely hard for young & not so young farmers to pick up just an 80. In this day & age of strong competition for land it is more important than ever to get started in the ownership cycle of land. Several of you have called & said you wish you hadn't passed up some of our recent sales. Here is another chance & second chances don't come around all that often. Do yourself & your family a favor and take full advantage of this opportunity. I guarantee you will be awfully glad you did in the future - Good Luck!!!

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 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 land is currently leased for the 2010 crop year and is subject to tenants rights. Sellers agree to pay those taxes that become delinquent October 1st, 2011 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 warrantees actual or implied. Property Sold "as is," so inspect to the extent deemed necessary and rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers' interest in the transaction. This sale subject only to the owners' approval. All announcements made on the day of the sale shall supersede any previous written terms.*

**TERMS: CASH** **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

## Larry Molzen - Owner

**Patrick N. Murphy, Attorney (Murphy, Collins & Bixenman,PLC- Le Mars, IA)**

LICENSED IN:
Iowa,
Nebraska & South Dakota

## BROCK AUCTION CO., INC.

4th Generation
Since 1919

**WWW.BROCKAUCTION.COM**

**Bruce R. Brock Real Estate, L.L.C.**

**Bruce R. Brock**
***Broker***
***World Champion Auctioneer***
**30 Plymouth St. SW**
**Le Mars, Iowa 51031**
**712-548-4634 Office**
**712-548-4611 Home**

**Darrell Scott - Mapleton, IA - 712-208-0003**
**Brian Rubis - Le Mars, IA - 712-253-5481**
**Steve Gaul - Hawarden, IA - 712-551-2586**
**Clay Edwards - Sioux Falls, SD - 605-201-1145**
**Adam Karrels - Sturgis, SD - 605-490-1701**

*"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"*

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY