

BROCK AUCTION CO., INC.

**Section 20 Preston Township, Plymouth County, IA
155 Unimproved Acres of Good Farmland
(Cattlemen & Farmer's Dream)**



PUBLIC AUCTION



Monday, January 26th, 2015 @ 10:00 a.m.

Sale Held at Le Mars Sportsman's Club - 31549 C-38 - Le Mars, IA

LAND LOCATION: From Akron, IA go 6 miles East on Hwy. C-16 then North 1 1/2 miles on Fawn Ave.; From Craig, IA go West 6 miles on Hwy. C-12 then South 2 1/2 miles on Fawn Ave.; From Le Mars, IA go 14 miles West on Hwy. 3 then 3 1/2 miles North on Fawn Ave.

LEGAL DESCRIPTION: A part of the NW 1/4 of Section 20, Township 93N, Range 47 West of the 5th P.M., Plymouth County, IA; except the acreage. Land sells as 155 acres M/L.

GENERAL DESCRIPTION: In the offering is a very nice combination farm that is full of all kinds of potential. Cropland with some pasture that can remain pastureland or most can be converted to additional cropland. With recent cattle prices so strong and good pastureland almost impossible to find, this farm can give you marketing options not available on a lot of today's farms. However, if livestock and pastureland isn't your plan, you can (by complying with NRCS & FSA guidelines) turn a lot of the pasture in to productive cropland. In today's farming world, diversity of marketing strategies is the key to success and this farm offers that to a tee. Whatever your choice is, you will be in charge of that decision and no one else!! Best of Luck! *Bruce R. Brock*

The Plymouth County FSA shows 115.85 Cropland Acres w/a 61.4 acre cornbase, w/a 94 bu. Direct Yield Index and a 116 bu. CC Yield Index; a 52.9 Acre Soybean Base w/a 35 bu. Direct Yield Index and a 42 bu. C.C. Yield Index. There is approx. 37 acres of Pasture Land. The Assessor and NRCS office show the main soil types to be Galva, with smaller amounts of Radford and Ida. They show a weighted average CSR of 53.5 and a CRS II weighted average of 71.1.

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 20% of the purchase price on the date of sale and sign a 7 year real estate installment contract with the following terms: Each March 1st, beginning in 2016 and running through March 1st, 2020, will be a payment consisting of \$50,000 principal plus 4% interest on the unpaid balance, on March 1st, 2021 and 2022 there will be a \$50,000 principal payment plus 4 1/2% interest on the unpaid balance. On March 1st, 2023 there will be a balloon payment for the remainder of the unpaid balance plus 4 1/2 % interest on that unpaid balance. Ownership possession will be given upon final settlement. The land is currently subject to a cash rent lease for the 2015 Crop Year and the buyer will receive that rent. Seller will pay those taxes that become delinquent October 1st 2015 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
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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

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