

BROCK AUCTION CO., INC.

Presents

**Perry Township, Plymouth County, Iowa
 Approx. 160 Improved Acres &
 40 Unimproved Acres of Nice Farmland**



PUBLIC AUCTION



Friday, August 31st, 2012 at 10:00 a.m.

Sale Site: Hinton, Iowa Golf Course Clubhouse

Land Located: 160 in Section 22 & 40 in Section 9 of Perry Township

Legal Description: **Parcel 1:** SE 1/4 of the NW 1/4, and NE 1/4 of the SW 1/4 and the South 1/2 of the SW 1/4 of Section 22; **Parcel 2:** NE 1/4 of the SE 1/4 of Section 9, all in Township 90 N, Range 47 West of the 5th P.M., Plymouth County, Iowa.

General Description: In the offering are 2 farms located just a couple miles North of Mike's Saloon (North of Sioux City). One is right on Highway K-22 and has 3/4 of a mile of highway frontage, and the other piece is located only 4 1/4 miles North on Granite Avenue. Both farms have great potential and are currently a combination of cropland and some pasture. The 160 acre parcel has a home on it as well, and will sell with the land, it will not sell separately.

If you are in the market for flexible land that has been well cared for, you have the potential to increase the amount of cropland if you want to work the pastureland. These rolling farms are so close to Sioux City and may also offer a picturesque setting for home and acreage sites in the future if you desire.

The Plymouth County FSA shows the following. **Parcel 1:** 160 Farmland Acres, Cropland 112.6 Acres, a 57.5 Acre Corn Base w/a 87 Bu. Direct & C.C. Yield Index, and a 51.1 Acre Soybean Base w/a 31 Bu. Direct & C.C. Yield Index, & a 4 Acre Oats Base w/a 65 Direct & C.C. Yield Index. **Parcel 2:** 40 Farmland Acres, 26.7 Cropland Acres, 13.6 Acre Corn Base, 87 Bu. Direct & C.C. Yield Index 12.1 Acre Soybean Base w/a 31 Bu. Direct & C.C. Yield Index & a 1 Acre Oat Base w/a 65 Bu. Direct & C.C. Yield Index. The Plymouth County Assessor & NRCS Offices show the main soils to be McPaul-Kennebec and Ida on both farms. Parcel 1 has a weighed average CSR of approx. 46.2 & Parcel 2 has a weighted Average of approx. 53.3. This will be a great opportunity to add 1 or 2 pieces to your operation or to pick up 200 acres of substantial land. So close to Sioux City, there are all kinds of opportunities with this land in the future. Make sure to see us at the Hinton, Iowa Golf Course Clubhouse on August 31st at 10:00 a.m. *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 the sale and sign a real estate contract agreeing to pay the balance on delivery of clear & merchantable title on or before October 1, 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

Hope Wilhelm & Stanley Petersen - Owner

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