

BROCK AUCTION COMPANY, INC.



Proudly Presents

Prime, America Township, Plymouth County Iowa Farm
Super High Quality, Approx. 132.91 Unimp. Acres M/L

PUBLIC AUCTION

Friday, December 1, 2017 @ 10:00 am
Sale held at Prime Bank - 37 1st Ave. NW, Le Mars, Iowa

LAND LOCATION: Land located on the North Side of Highway 3 and on the East Side of Highway 75 By-Pass on the NW edge of Le Mars.

GENERAL DESCRIPTION: Location! Location! Location! Once in a blue moon a piece of high quality farmland comes on the market that is as desirable as you can find. The "Harold Sitzmann" farm is one such farm. For decades people have driven by the farm on Highway 3 and seen the beautiful crops on the gently rolling land and thought "how wonderful it would be to own this farm with it's great high quality soils and absolutely perfect location". Well the Sitzmann Family is giving you the opportunity to make that dream come true.

The farm is combined with another tract of land and the Plymouth County FSA will determine the exact figures and splits according to their formulas when a new owner is determined. The NRCS and Assessors office show the main soil types to be Galva which makes up over 93% of the field and the remainder is Radford and combined they have an outstanding 86.9CSR11.

Every time you turn on the TV or listen to the radio or get on the internet, you are bombarded by ads enticing you to invest your money in Stocks and Bonds, Gold or Silver, and anything else they can think of to gain control of your hard earned money. Every Buy & Sell they get a cut whether you make money on it or not. When you invest in top quality land like this property, you are in complete control of your decision making and that doesn't cost you a fee. Give this farm strong consideration not only for yourself but for your generations to come and keep the farming lifestyle you have enjoyed, safe for your kids and grandkids as your fore fathers did for you.

The best 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 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 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Possession will be given upon final settlement and the new buyer is able to do fall work if desired. Sellers will pay those taxes that become delinquent October 1st, 2018 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.

FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

HAROLD SITZMANN - HEIRS - Owners
Marten Trotzig - Attorney - Trotzig & Bauert Law Office



BRUCE R. BROCK
Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.
30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM
LICENSED IN: Iowa, Nebraska & South Dakota

AUCTIONEERS:	
Bruce Brock-Le Mars, IA.....	612-859-3794
Darrell Scott-Mapleton, IA.....	712-208-0003
Brian Rubis-Le Mars, IA.....	712-253-5481
Steve Gaul-Hawarden, IA.....	712-551-2586
Adam Karrels-Sturgis, SD.....	605-490-1701
Pat Robeson-Sioux City, IA.....	712-259-1734
John Herry-Windsor, CO.....	712-259-6408
Troy Donnelly-Elk Point, SD.....	970-685-0645

"The Midwest's Largest and Fastest Growing Auction Company of 4 Generations Serving The Midwest Since 1919"

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