

BROCK AUCTION CO., INC.

Presents

Washington Township, Plymouth County, Iowa Unimproved 120 Acres of Good Quality Farmland



PUBLIC AUCTION



Tuesday, September 4, 2012 @ 10:00 a.m.
SALE SITE: On the Farm

LOCATION: 1 miles South of Brunsville, Iowa to Highway 3, then 1 mile West on Highway 3 to Iris Avenue then 1 1/4 miles South on Iris Avenue; or 6 miles West of Le Mars, Iowa on Highway 3, then 1 1/4 miles South on Iris Avenue or 14 miles East of Akron, Iowa on Highway 3 then South on Iris Avenue 1 1/4 miles; or 2 miles North of Merrill, Iowa on K-42 then 2 miles West on Highway C-38 then North 1 1/2 miles on Iris Avenue.

LEGAL DESCRIPTION: S 1/2 of the S 1/2 of the NE 1/4, and the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4; all in Section 20, Township 92 North, Range 46 West of the 5th PM, Plymouth County, Iowa.

GENERAL DESCRIPTION: In the offering is a very nice inside 120 acre parcel of quality farmland. It would be really hard to find a more centrally located farm just minutes away from Brunsville, Le Mars, Merrill, Akron, Craig and not far from Sioux City and all these towns have great marketing facilities as well as the Merrill Ethanol Plant only a couple miles away.

The Plymouth County FSA office shows 120 Farmland Acres, 109.6 Cropland Acres, with a 68.8 Acre Cornbase with 99 bu. Direct & CC Yield Index, a 5.9 Acre Soybean Base with a 32 bu. Direct & CC Yield Index. According to the NRCS Office & Plymouth County Assessor's Office this gently rolling inside 120 is made up of Galva, Kennebec-McPaul & Ida soils. The CSR's range from 35 to 73 with a weighted average of approx. 54.9. The farm has been farmed by one of the areas good farmers & it is in a high state of production.

In today's modern investment world with it's wild swings & nonsensical trends in so many areas, it is hard to make sound decisions based on all the mountains of spin that none of us understand. One investment & one alone stands out and we all understand it!!! The demand for high quality food products that can only come from high quality farms has been & will continue to be a "shining star" throughout the world. This is a great opportunity to purchase an inside 120 where you can farm almost all you buy. Take advantage of it & join us on September 4th at 10:00 a.m. on the farm site. Good luck!

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 5, 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

Patrick Murphy, Attorney
Murphy, Collins & Bixenman
712-546-8844

Sheilah Stinton & Gerald Kneip - Owners

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