

BROCK AUCTION CO., INC.

80 Acres of Very Nice Western Iowa Farmland Portland Township, Plymouth County, IA



PUBLIC AUCTION



Monday, November 9th, 2015 @ 10:00 a.m.
Sale to be held at the Farm Site

LAND LOCATION: From Akron, IA go 2 1/2 miles East on Highway C-16.

LEGAL DESCRIPTION: East 1/2 of the SW 1/4, Section 27, Township 93N, Range 48 West of the 5th P.M., Plymouth County, IA.

GENERAL DESCRIPTION: IN THE OFFERING IS A VERY NICE WESTERN IOWA 80 ACRE FARM. Located just a couple of miles East of Akron, Iowa right on the highway makes this a very attractive piece of land. As land consolidates into fewer and fewer hands, it becomes more and more difficult to find these good inside 80s to add to your current operation. If you are just starting to enter the wonderfully rewarding world of farmland ownership, putting an 80 like this in your investment portfolio is a great idea to give you added flexibility and diversity. What a wise thing for you to consider.

The land itself is rolling and has very easy access. It is currently farmed by a good farm family and is in a quality state of production. The Plymouth County FSA office shows 78.38 Cropland Acres w/a 38 Acre Cornbase w/a 156 bu. PLC Yield, & a 37.8 Acre Soybean Base w/a 40 bu. PLC Yield. There is also 2.2 Acres enrolled in the CRP program until 2022 at \$ 237.54 @ Acre. The Plymouth Co. NRCS & Assessors Office shows the main soil types appear to be Galva & Ida with a small amount of Kennebec-McPaul. The weighted CSRll average is 55.6.

Bruce R Brock

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 10% of the purchase price on the date of sale & sign a real estate contract agreeing to pay the balance on or before December 10th, 2015 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. Ownership possession will be given upon final settlement. The farm is currently leased for the 2015 crop year but can be farmed in 2016. Sellers will pay those taxes that become delinquent October 1st, 2016 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, Video & Details at WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

STANLEY TAYLOR - Owner

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