BRUCE R. BROCK REAL ESTATE, L.L.C. & BROCK AUCTION CO., INC. Present

Portland Twsp, Plymouth County, Iowa Approx. 160 Unimproved Acres of Good Quality Farmland



PUBLIC AUCTION



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Friday, August 23rd, 2013 @ 10:00 a.m.

LOCATION: On the farm located 1 mile North of Akron, Iowa on Hwy. 12, then 3/4 mile East on 140th Street.

LEGAL DESCRIPTION: The SW 1/4 of Section 21, Twsp 93N, Range 48 West of the 5th PM, Plymouth County, Iowa

GENERAL DESCRIPTION: In the offering is a very nice 160 acre farm that has been enrolled the CRP program for the last 10 years. This rolling farm has been farmed in the past & has 141 acres of cropland history, but has since been greatly improved & now you can farm almost the entire farm except the road. Hank has done a good job & spent considerable time & resources recovering the additional acreage. I feel this farm has a lot of potential in a couple different areas. If you want to farm it that will certainly be possible because the majority of the CPR comes out this fall; with the remainder coming out in 2014. The

other option is possibly renewing the contracts and have a great established habitat site and good income at the same time. You could have your cake and eat it all in one. The area has great upland bird & game hunting at the same time could be a good producing farm in the future. Who could ask for anything better?

The Plymouth County FSA office shows 160 Farmland acres, 141 Cropland acres with a 131.6 acre Cornbase & a 11 acre Soybean Base. The Plymouth County NRCS & the Assessor's Office show the main soil types to be Ida, Kennebec-McPaul & Galva with a small amount of Steinauer. The weighted CSR is 43.4.

The actual numbers for the CRP are as follows: 95 acres comes out this fall & the 46 acres remaining comes out in 2014. This will prove to be a great opportunity. Be sure to be at the auction & give yourself this extraordinary flexible option.

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.

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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 on delivery of clear and merchantable title. The seller is retaining the CRP payments that are payable in October 2013 & the new buyer will receive the payment on the CRP contract that ends in 2014 & agrees to participate in that program until 2014. The seller is retaining the hunting rights on the farm through January 10, 2014. The seller will pay those taxes that become delinquent October 1, 2014 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 seller's interest only in this transaction. This sale subject only to owners approval. All announcements made the day of sale shall supercede any previously written or oral statements.



More Pictures & Details at WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Hank Tritz - Owner

LICENSED IN: Iowa, Nebraska & South Dakota Bruce R. Brock Real Estate L.L.C. BROCK AUCTION CO., INC.

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