

BROCK AUCTION CO., INC.

Presents

**Elgin Township, Plymouth County, Iowa
Improved 160 Acres of Outstanding Farmland
(Home & 2.25 Acres Sold Separately)**



PUBLIC AUCTION



Friday, October 26th, 2012 @ 10:00 a.m.

LOCATION: On the farm located 1/2 Mile East of Seney, Iowa on 140th Street **OR** 2 Miles North of Le Mars, Iowa on Marble Avenue, then East 1/2 Mile on 150th Street, then North 1 Mile on Meadowlark Avenue., then 1/2 Mile East on 140th Street. **From Remsen** go 3 1/2 Miles Northwest on Highway L-12, then go West 5 1/2 Miles on 140th Street. **From Oyens** go 2 1/2 Miles North on Highway K-64 then West 2 1/2 Miles on 140th Street.

LEGAL DESCRIPTION: NW 1/4 of Section 25, Township 93 North, Range 45 West of the 5th P.M., Plymouth County, Iowa.

GENERAL DESCRIPTION: **HOLD ON TO YOUR HATS!!!** The Wills Family will be offering what might just be one of the top farms offered in Plymouth County in quite some time. This farm exemplifies just how important it is to take advantage of these great farms when they do become available. The Wills Family has owned this land for over 6 decades and many a person has driven by and admired this nice farm from the road. You now have an opportunity to become the proud owner and envy of many as they drive by for decades to come.

The Plymouth County FSA shows 160 Farmland Acres, 159.6 Cropland Acres with a 148.1 Corn Base, with a 102 Bu. Direct & C.C. Yield Index and an 11.5 Acre Soybean Base with a 37 Bu. Direct & C.C. Yield Index. The Plymouth County Assessor & NRCS Offices show the main soil types to be Galva & Radford with a Weighted CSR Average of 60.3 and a Weighted CSR-2 Average of 69.6. This gently sloped farm has had excellent conservation practices used and has been farmed by someone who takes great pride in his farming. He treats the land as if it were his very own and has kept it in a high state of fertility.

There is not a person farming today that would not be extremely proud to make this farm the crown jewel in their operation. It is so rare to have a farm of this caliber come up for sale. It's important to put these great farms in your portfolio, so make sure you own this one! Don't wait another 60 years or maybe 100 for your next chance. Good luck!

Bruce R. Brock

Immediately following the sale of the farmland the home and acreage will be offered separately. This includes the home, which is an older 2 story farm home with some updates, also a barn + 2.25 acres of land. One of the really nice features is what I consider a wonderful view overlooking the river and Seney, yet having that quiet solitude only the gentle country life offers. All this plus you are only a few minutes from Le Mars, Remsen, Orange City, and other great towns and only 1 minute from Seney. If you want country living at its finest, come see this neat acreage and just imagine yourself and your family enjoying it for years to come.

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 November 26, 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

WILLS FAMILY FARMS - Owners

BROCK AUCTION CO., INC.

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