

BROCK AUCTION COMPANY, INC.

EXCELLENT APPROX. 125 ACRES M/L
HIGH QUALITY FARMLAND

Johnson Township, Plymouth Co., Iowa

PUBLIC AUCTION

Friday August 11th, 2017 @ 10:00 am - Sale held at farm site.

LAND LOCATION: From Le Mars, IA - 10 miles West on Hwy 3, then 2 miles North on Hwy K-22, then 1 1/2 miles West on 160th St.; **OR** From Akron, IA - 8 miles East on Hwy 3, then 1/2 mile North on Fir Ave. **OR** From Craig, IA - 3 miles West on Hwy C-12, then 5 miles South on K-22, then 1 1/2 miles West on 160th St.

LEGAL DESCRIPTION: A part of the NW 1/4 of Section 4, Township 92 North, Range 47 West of the 5th P.M., Plymouth County, Iowa.



All maps and acreages are approximate and not exact and will be determined by an exact survey.

GENERAL DESCRIPTION: **Awesome Centralized Location!!!** This offering is a tremendous 125 acres of super high quality bottomland. Everyone asks for good creek bottom farmland because of the rich soils associated with them. Though they are extremely rare and super hard to find, here is 125 acres M/L that perfectly fills that bill. Not only does bottomland have high indexing soils, this farm has a great history of having cattle manure spread on it and good farming practices utilized to enrich it even further and keep it in a high state of production.

The Plymouth County FSA Office shows 123.48 Cropland Acres, w/a 64.32 Acre Corn Base w/a 145 Bu. PLC Yield, a 56.6 Acre Soybean Base w/a 50 Bu. PLC Yield. The Plymouth Co. Assessor and NRCS Office Shows the main soil types to be Galva, Kennebec-McPaul, Kennebec, and Radford plus a small spot of Ida. The farm carries a very nice weighted CSRII Average of approximately 80.6.

With these kinds of numbers and the richness of the soils, plus the great husbandry shown on this farm, you will be hard pressed to find any better quality in this area. We all know the value of owning the better ground in our area and how seldom we get an opportunity to buy it. You are being presented a chance at a piece of property that may never be offered again in your lifetime or your children's. I hope you will give this farm careful consideration and have the foresight to see what this can do for your operation for generations to come.

All the Best.

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 on or after December 1st, 2017 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. Sellers will pay those taxes that become delinquent October 1st, 2018 and all prior taxes based on current taxes. **Land to be sold by the acre and total acres to be determined by an exact survey.** 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 MORE INFORMATION AND PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

SCOTT & STACEY WINTER (Winter Properties L.L.C.) - Owners



BRUCE R. BROCK
World Champion Auctioneer
& Broker



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 of Le Mars, IA612-859-3794
Darrell Scott of Mapleton, IA712-208-0003
Brian Rubis of Le Mars, IA712-253-5481
Steve Gaul of Hawarden, IA712-551-2586
Adam Karrels of Sturgis, SD605-490-1701
Pat Robeson of Sioux City, IA712-259-1734
John Herrity of Elk Point, SD712-259-6408
Troy Donnelly of Elk Point, SD712-899-3748

"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