

# BROCK AUCTION COMPANY, INC.



Proudly Presents

## Nice Unimproved 80 Acres M/L Perry Township, Plymouth County, Iowa PUBLIC AUCTION

Friday, November 9, 2018 @ 10:00 am  
Sale will be held at the Farm Site

**LAND LOCATION:** Approx. 2 miles West of Hinton, Iowa on Highway C-60 then 1/2 mile South on Heron Ave.

**LEGAL DESCRIPTION:** S1/2 of the NE1/4 of Section 12, Township 90N, Range 47 West of the 5th P.M., Plymouth County, Iowa. Containing 80 acres M/L per the original government survey.

**GENERAL DESCRIPTION:** In the offering is really nice gently rolling 80 acre tract located just a couple of minutes from Hinton. Don had done a lot of work in keeping the farm in a high state of production and made some nice improvements on the waterway in the middle. I can't think of a nicer way to get into the land market or add to your existing operation without laying out millions of dollars than this piece of ground. This farm has a lot going for it, just 1/4 of a mile off the highway, 2 miles from one of Northwest Iowa's most noteworthy grain marketing facilities on the rail in Hinton, only a few short miles from the Merrill Ethanol Plant and Sioux City's grain markets as well. The strength of any investment is due in large part to the sum of all the positives surrounding it, and this 80 seems to have a lot of positives going for it. As land consolidates more and more these tracts will become rarer and rarer, get ahead of the curve and add this one to your portfolio.

The Plymouth County FSA office shows 75.43 Cropland Acres, w/43.9 acre Corn base w/a 113 bu. PLC Yield, 9.3 acre Soybean base w/a 35 bu. PLC Yield and a 6.3 acre Oats base w/a 65 bu. PLC Yield. The NRCS and Assessor's Office shows the main soil types to be Ida, McPaul & Monona. The farm has a weighted average CSR II of 59.5.

Good luck to you all! *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 before December 10, 2018 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 may be farmed for the 2019 crop year. Sellers will pay those taxes that become delinquent October 1st, 2019 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.

**FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**DONALD PETZOLDT ESTATE - Owner**

Dwight Petzoldt - Executor

Chuck Knudson - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
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LICENSED IN: Iowa, Nebraska & South Dakota

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