

# BROCK AUCTION COMPANY, INC.



Proudly Presents

## Outstanding Unimproved 88.1 Acres M/L Hungerford Township, Plymouth County, Iowa (Per Original Government Survey)



# PUBLIC AUCTION



**Wednesday, April 3, 2019 @ 10:00 am**  
**Sale held at the Farm Site**

**LAND LOCATION:** Approx. 1 1/2 miles East of Hinton, Iowa on Highway C-60 then 1/2 mile North on Jade Avenue.

**LEGAL DESCRIPTION:** NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 3, Township 90N, Range 46W of the 5th P.M., Plymouth County, IA. Per original government survey.

**GENERAL DESCRIPTION:** WOW!! WANT TO OWN SOME OF THE BEST?? Here is an offering of some of the highest indexing land anywhere, CSRII of 90. It is becoming more and more rare for 80 acre tracts to come on the market; even more rare is one that has the soils and ratings this farm has. Since time immemorial the most sought after land has been the best, and it has always proven to put the owners a cut above on yields and efficiency. This farm should prove to be no exception when it come to top performance.

The Plymouth County FSA shows 80.71 Cropland Acres with a 38.9 acre cornbase with a 167 bu. PLC Yield Index and a 38.9 acre soybean base with a 44 bu. PLC Yield Index. The NRCS and Assessors Office show the main soil types to be Galva and Kennebec and some Radford. Over 80% of this farm has a CSRII between 91 and 95 and over 50% of the farm has a CSRII of a **whopping 95!!** With numbers like that the sky could be the limit on what your yields and returns might be.

Today, in a world filled with uncertainty about things you can count on with your family's future; won't it be comforting to know that you have invested in and are able to pass along a truly Triple AAA rated asset. One you'll be able to control all yourself. It is always cheapest to go first class and you certainly have an opportunity here to go First Class!!

Best of 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 May 5, 2019 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

**BOB & ELIESE HOFFMAN - Owners**

W.E. (Gene) Collins - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
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LICENSED IN: Iowa, Nebraska & South Dakota

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