

BROCK AUCTION COMPANY, INC.



Proudly Presents

Unimproved 80 Acres of Good Quality Farmland Garfield Township, Plymouth County, Iowa (Per Original Government Survey)

PUBLIC AUCTION

Monday, July 8, 2019 @ 10:00 am
Sale held at the Land Site

LAND LOCATION: Located 1 mile East of Kingsley, Iowa on Highway C-66; then 1/2 mile South on Roosevelt Ave.

LEGAL DESCRIPTION: N 1/2 of the SW 1/4 of Section 28, Township 90 North, Range 43 West of the 5th P.M, Plymouth County, Iowa. (Per Original Government Survey)

GENERAL DESCRIPTION: In the offering is a very nice 80 acre tract of unimproved farmland. This 80 lays just 1 mile East of Kingsley, Iowa, one of Plymouth Counties most robust and progressive communities. Just 1/2 a mile from a highway and so close to Kingsley's Grain Marketing facilities as well as the Marcus Ethanol Plant, the Merrill Ethanol Plant and just minutes away from Sioux City's Terminal Markets, makes it even more attractive and gives you lots of marketing options (always nice).

We all know the value of adding these 80's and 160's to our operations when and if they become available. Those opportunities are becoming more and more rare all the time with the land consolidation that is taking place. Odds are this will be the only opportunity you or your family will ever have at this piece of ground. With grain prices rising and seeming to stabilize, the land has held together very well, all things considered. By buying this now when it's available may well put you ahead of the curve as prices go up and less and less land becomes available.

The Plymouth County FSA Office shows 79.57 Farmland Acres, 68.08 Cropland Acres with a 47.39 acre Cornbase w/a 149 bu. PLC Yield Index, and a 20.69 acre Soybean base w/a 47 bu. PLC Yield Index. The Plymouth County Assessor and NRCS office show the main soil types to be Radford and Galva w/smaller amounts of Ida. The weighted average CSRII is a very nice 76.9. There have been excellent conservation practices used on this farm for years. One of the areas top farm families have farmed this and taken care of it like it was their own for years. Good luck to all of you!

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 August 8, 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 and the new buyer will receive the last 1/2 of the 2019 cash rent. Sellers will pay those taxes prorated to the date of final settlement. 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

THOMAS SCHULDT ESTATE - Owner

Barry Thompson - Attorney

James & Rebecca Bowers - Executors



BRUCE R. BROCK

Broker/World Champion Auctioneer



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