

# BROCK AUCTION COMPANY, INC.



Proudly Presents

## Farmland, Pastureland & Acreage Approx. 312.66 Acres M/L Improved Liberty Township, Plymouth County, Iowa (Per Original Government Survey)

# PUBLIC AUCTION

Tuesday, November 19, 2019 @ 10:00 am

Sale held at Merrill Comm. Bldg., - 608 Main St., Merrill, IA

**METHOD OF SALE:** The successful bidder will have the option of taking their choice of Tract 1 or Tract 2 or both. In the event both tracts are taken the sale of the land is over. If only one tract is chosen, then the remaining tract will be auctioned. The tracts will not be combined and offered as one unit. Immediately following the sale of the land, the home and acreage (Tract 3) will be offered.

**LAND LOCATION:** From Akron, IA: Go 4 Miles East on Highway 3, South 5 Miles on K18, East 1.3 Miles on C44, then South on Evergreen Ave. 1 Mile. From Westfield, IA: Go 7 Miles East on C38, South 2 Miles on K18, East 1.3 Miles on C44, then South on Evergreen Ave. 1 Mile. From Hinton, IA: Go 4 Miles West on C60, North 5 Miles on K22, then West 4 Miles on 240<sup>th</sup> St. (Echo Rd.) From Merrill, IA: Go 10 Miles West on C44, then South on Evergreen Ave. 1 Mile. From Sioux City, IA: Go North out of Sioux City on Hamilton Blvd (K22) 13 Miles, then West 4 Miles on 240<sup>th</sup> St. (Echo Rd.)

**GENERAL DESCRIPTION:** In the offering is a unique opportunity to find 2 unique tracts that give great flexibility that is hard to find today. A lot of the pastureland in the last few years have been plowed up and put into crop production. If combined, here is a chance to get pastureland and cropland together. The effectiveness of this combination (Livestock, Cropland) together will fill a need for a lot of you who still want some marketing options other than just selling grain or just feeding and selling cattle. You can now have the best of both worlds and if you choose the cattle route, your grain hauling expenses will be almost nil. It is always better to have options and these pieces offer that for sure!!

The Plymouth County FSA Office shows approx. 177.38 cropland acres on both parcels, and 117 acres of hard to find pastureland on Tract 2, a 116.14 acre corn base w/a 135 bu. PLC Yield Index, a 36.29 acres wheat base w/a 31 bu. PLC Yield Index, and a 20.15 acre soybean base w/a 38 bu. PLC Yield Index. The figures are for both tracts combined, if sold as 2 different tracts and different owners the base acreages and other factors will be split according to current FSA rules. The Plymouth County NRCS & Assessors Office show the main soil types to be: Tract 1 shows Ida and Napier and a small amount of Monona. Tract 1 has a weighted CSRII average of 47.9. Tract 2 is made up of mainly Ida and Napier with some creek and pondwater and a small amount of McPaul Kennebec. Tract 2 has a weighted CSRII average of 39.5

Tract 2 really is a hard to find piece of property for the cow/calf operator or someone who wants to background some calves. There is pasture, creeks and ponds with some timber which is always nice to let the cattle get away from the flies in the summer. There is cropland, some storage bins, an equipment shed and some pens to improve on as well.

Tract 3 is a lovely 2 bedroom Ranch style home located right on Echo Road. Situated on 2.29 spacious acres M/L. This home has an attached 2 car garage and breezeway, 2 small sheds for storage and beautiful mature trees. All of this nestled in an awesome serene outdoor setting. If you want country living and the joys that come with it, you'll want to take a hard look at this property.

Our best to 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 March 1, 2020 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 be able to farm the land in 2020. Sellers will pay those taxes that become delinquent October 1, 2020 and all prior taxes based on the 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 court's 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

## WILLIAM K. KLINKER - REFEREE



**BRUCE R. BROCK**  
Broker/World Champion Auctioneer



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