

BROCK AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”
Proudly Presents

Nice Westfield Township (West), Plymouth County, IA Farm
Approx. 75 Acres M/L (Per Original Government Survey) Farmland

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BrockAuction.com & Click on  **HiBid**

Friday, June 5th, 2020 @ 10:00 AM

Sale Held on Main Street, Westfield, Iowa

(Bidders & Attendees are advised to remain in their vehicles)

LAND LOCATION: Section 26 of Westfield Township (West). Approx. 1/4 mile SE of Westfield, Iowa on Highway C-38.

LEGAL DESCRIPTION: A part of the SE1/4 of the SW1/4 and a part of the SW1/4 of the SE1/4, Section 26, Township 92N, Range 49W of the 5th P.M., Plymouth County, Iowa. (Per original government survey.)

GENERAL DESCRIPTION: In the offering is a very nice rolling Western Plymouth County Farm. What a neat opportunity to have a piece of land located right on the highway and less than a 1/4 of a mile from the city of Westfield. The Hummel family have been great farmers, supporters and friends to the Westfield area for generations. Proud people showing care for their land and reputations, made this piece special. You now have the opportunity to add your family's personal touch to its history.

The Plymouth County FSA Office shows 62.91 Cropland Acres with a 60.74 acre cornbase w/a 113bu. PLC Yield Index and a 2.17 acre soybean base w/a 34bu. PLC Yield Index. The Plymouth County NRCS and Assessors Office show the main soil types to be Ida and McPaul Kennebec w/a small amount of Galva. The weighted average CSRII is 47.

This unique offering so close to town had a water main run to the property years ago in case the Hummels decided to develop the property. This, along with the care shown to the property for years and the ease of access make this a really attractive property and one you'll surely be glad you own. Thanks and Good Luck! *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.** “The Land Marketing Professionals for Over 100 Years” will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. have sold 100's of millions of dollars worth of Real Estate 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 July 6, 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. The farm is leased for the 2020 crop year and the new buyer is to receive the 2020 cash rent. 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 owner's approval. All announcements made the day of sale shall supersede any previously written or oral statements.



FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

RUTH L. HUMMEL ESTATE - Owners

Myrna Johnson & William Hummel - Co-Executors

Kelsey Langel - 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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