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AUCTION
COMPANY, INC.

Bruce R. Brock Real Estate L.L.C.

IS VERY PROUD TO OFFER FOR SALE BY PRIVATE TREATY

157 ACRES M/L OF OUTSTANDING FARMLAND ON THE

PLYMOUTH AND CHEROKEE COUNTY LINE!

Section 12 of Garfield Township, Plymouth County, Iowa

(Per Original Government Survey)

LEGAL DESCRIPTION: Part of the NE ¼ and the N ½ of the NW ¼ of the SE ¼ in Section 12, Township 90 North, Range 43 West of the 5th P.M., Plymouth County Iowa containing approximately 157 acres M/L.

GENERAL DESCRIPTION: Offered for sale privately is this extremely nice 157 Acre M/L Garfield Township, Plymouth County Farm. Placed in a great location on the Plymouth County and Cherokee County line, and on C-60 blacktop, the marketing options are endless. When it comes to today's farming world, efficiency is the name of the game!

The Plymouth County FSA Office shows 149.52 cropland acres with a 57.80-acre corn base with a 165-bushel PLC Yield Index and a 37.30-acre soybean base with a 60-bushel PLC Yield Index. The farm is enrolled in the ARC County Program. The NRCS and Assessors office show the main soil types to be Galva and Radford, with a very small amount of Steinauer. The farm carries a powerful 86.2 CSR2 rating. Great soils and a high state of production for this well cared for farm.

Placed on the Eastern edge of Plymouth County, and the Western line of Cherokee County, this farm is located in the heart of the livestock feeding industry and just a quick drive to ethanol plants and grain marketing facilities. This may be the stepping stone piece for your operation to take you to the next level!



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.

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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

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