

# BROCK AUCTION CO., INC.

PRESENTS

**Liberty Township, Plymouth County, Iowa**  
**Approx. 80 & 113 Unimproved Acres of Top Quality Farmland**

**Plus Approx. 7 Acre Acreage with 3 Bedroom Ranch Style Home & Buildings**



# PUBLIC AUCTION



**Monday, January 14, 2008 at 10:05 a.m.**

**Open Houses: Saturday, January 5th & January 12th from 2:30 p.m. to 4:30 p.m.**

**Location:** From Merrill, Iowa go 6 miles West on Highway C-44, then 3 miles South on Highway K-22; or from Hinton, Iowa go 4 miles West on Highway C-60, then North 3 Miles on Highway K-22; And approx 8 miles North of Sioux City on Highway K-22.

**Legal Description:** **Parcel 1:** NW ¼ of the NE ¼ & a part of the East ½ of the NE ¼, Section 27, Township 91N, Range 47 West of the 5th P.M., Plymouth Co., Iowa. Containing approximately 113 acres. **Parcel 2:** S ½ of the SE ¼ of Section 22, Township 91N, Range 47 West of the 5th P.M., Plymouth County, Iowa. Containing approximately 80 acres. **Parcel 3:** Will include the acreage, home & building site, to be more exactly described by an exact survey.

**General Description:** In the offering are 2 exceptional pieces of Liberty Township farm ground. Located on a highway only 10 minutes from Sioux City, Merrill & Hinton, Iowa makes this land very desirable for a lot of people. For this area, parcel 1 & 2 are high indexing productive farms that are in a very high state of production. They have been farmed by a good producer and have had excellent conservation and management practices applied throughout the years.

The Plymouth Co. FSA office shows 200 farmland acres, 175.5 cropland acres, 122.7 acre corn base with a 94 bushel direct yield index and a 94 bushel CC yield index; a 16.3 acre soybean base with a 26 bushel direct yield index and a 26 bushel CC yield index. There are currently 27.8 acres enrolled in the CRP program. The Plymouth County NRCS office shows the main soil types to be McPaul, McPaul Kennebec, Monona and Ida. CSR's range from 26 to 75 with the averages showing to be in the mid 50's. This sale should prove to be a great opportunity to buy from 80 or 113 acres or up to 193 acres & the farmland will fit any size operation. In the farmland market of today, being only minutes from Merrill's new ethanol plant and from Hinton's & Sioux City's grain terminals, you will really be able to maximize your marketing options. This will be one of the area's premier farms to be sold in many years. With land being such a highly sought after commodity and with such a bright outlook for the future of agriculture in this area, you will certainly want to take advantage of this great buying opportunity & add a piece or two to your farmland holdings. The Option is now yours!!!

**Parcel 3:** Includes a lovely 3 bedroom ranch style home situated in a beautiful country setting. What more could you ask for than to be 10 to 15 minutes from the city life and all its glamour and lights and yet be able to escape back to your own country getaway as you desire. This lovely 1,600 + Sq. Ft. home was built new in 1975 in a wonderfully friendly neighborhood. The acreage includes not only the home and 2 car attached garage, fireplace, nice kitchen, dining room, living room, full bath, 3 bedrooms & central air; but also a 50' x 100' Steel building built new in 1980, and approximately 18,000 bushels of grain storage & several outbuildings that may prove to be additional income source. There is a large mature grove of deciduous trees that provide excellent protection to the NW. Don't forget this lovely acreage is located on a highway and is really close to schools, churches, shopping & much more. All this can be yours if you are the lucky bidder on January 14th, 2008 at 10:05 A.M.

**The property will be sold as choice of parcels 1 or 2 or both. In the event both parcels are taken, the auction of the land is over. After both parcels are sold Parcel 3, the acreage, will then be auctioned. The parcels will not be combined and sold as one unit.**

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:** 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 upon delivery of clear & merchantable title. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given on Parcels 1 & 2 on the date of final settlement. Possession of Parcel 3 will be given on April 1st, 2008. The sellers will pay those taxes that become delinquent October 1st, 2008 and all prior taxes based on the current taxes on Parcels 1 & 2. The sellers will prorate the taxes to the date of possession on Parcel 3 based on current taxes. Descriptions and information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warranties actual or implied. Property is sold "as is", so inspect to the extent deemed necessary and rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers' interest in the transaction. The sale is subject only to the owners' approval. All announcements made the day of sale shall supersede any previously written terms.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi



## Stanley & Alma Kovarna - Owners

Licensed in Iowa



## BROCK AUCTION CO., INC.

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

Licensed in South Dakota



**Bruce R. Brock**  
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 World Champion Auctioneer  
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 712-548-4611 Home



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 Clay Edwards - Larchwood, IA  
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