

# BROCK AUCTION CO., INC.

Presents

**Elgin Township, Plymouth County, Iowa**  
**Approx. 97.3 Unimproved Acres Of Top Quality Farmland**



## PUBLIC AUCTION

**Monday, March 7th, 2011 at 10:00 a.m.**



**Location:** Auction will be held at the Primebank Main Office, at 37 1st Ave. NW, Le Mars, Iowa.

**Legal Description:** A part of the NW 1/4 of Section 33, Township 93 North, Range 45 West of the 5th P.M., Plymouth County, Iowa; containing approximately 97.3 acres to be more particularly described by exact survey.

**General Description: TOP PLYMOUTH COUNTY FARMLAND!!**

With all the uncertainties surrounding today's investment world, why not look at what has, over the years, proven to be one of the most solid growth sectors in America - **IOWA FARMLAND!!** Inflation hedge, good returns, and you can see it and touch it whenever you want and you will always control what happens with it. Whether you want to add this to your existing operation or start your land owning career now, this is a great piece and it deserves serious consideration.

Seldom do such ideally located pieces of land enter the market place. They are owned and farmed by the same family for many generations and seldom change hands. This farm is no exception and will be one that you will always be proud to say "that's my farm." Located only 2 1/2 miles North of Le Mars on Highway 75, this will be one of the most accessible farms around. Close to Le Mars, Struble, Maurice, Sioux Center, Orange City, Craig & Ireton. What more could you ask for? Top marketing opportunities, livestock, elevators & Merrill's ethanol plant only minutes down the road. They don't come any better than this for location.

The Plymouth County FSA Office shows 94.2 Cropland Acres, w/a 46.2 Acre Cornbase w/a 99 Bu. Direct Yield Index and a 142 Bu. C.C. Yield Index, and a 46.2 Acre Soybean Base, w/a 34 Bu. Direct Yield Index and a 40 Bu. C.C. Yield Index. The Plymouth County NRCS and Assessors Offices show the main soil types to be Galva & Radford with a Weighted Average CSR of 57. As you can see from the above pictures, the farm has been well cared for and farmed by one of the areas good farm families. It is currently in a high state of production and will be one you always find easy to farm and fun to own! Best of luck to All!!

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 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 the date of final settlement. The land is currently leased for the 2011 crop year and is subject to tenants rights. The buyer is to receive the 2011 cash rent. The seller will pay the 2010 taxes and the purchaser will pay the 2011 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. Auctioneer/Broker is representing the sellers' interest in the transaction. This sale subject only to the owners' approval. All announcements made on the day of the sale shall supersede any previous written terms.*



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

## Mamie Pech Estate & Lois Pausch - Owners

Craig Bauerly, Attorney (Trotzig & Bauerly, PLC- Le Mars, IA)

LICENSED IN:  
Iowa,  
Nebraska & South Dakota

## BROCK AUCTION CO., INC.

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