

# BROCK AUCTION CO., INC.

Presents

Washington Township, Plymouth County, Iowa  
 Approx. 75 Unimproved Acres of  
 Good Western Iowa Farmland



## PUBLIC AUCTION

Friday, October 3rd, 2008 at 10:00 a.m.

**Location:** On the farm located 1 1/2 miles West of Merrill, IA on Highway C-44, then 1 mile North on Iris Ave.; Or 1 1/2 miles South of Le Mars on Highway 75, then 4 miles West on Highway C-38 then 1 mile South on Iris Ave.

**Legal Description:** A part of the South 1/2 of the SW 1/4 of Section 33, Township 92 N, Range 46 West of the 5th P.M., Plymouth Co., Iowa.

**General Description:** In the offering is an excellent 75 acres that has a tremendous location. With Le Mars in sight from the property and the new Merrill ethanol and corn oil plants only 1 1/2 miles east, how could it be any better? This rolling Washington Township farm has good terraces and both the landlord and tenant have used good conservation practices to make this a good producing farm.

The Plymouth County FSA Office shows 75 acres of Farmland, with 68.6 Cropland Acres with a 44.2 Acre Corn Base with a 94 Bushel Direct and C.C. Yield Index, a 24.4 Acre Soybean Base with a 27 Bushel Direct and C.C. Yield Index. The Plymouth County NRCS Office and the Assessors Office show the main soil types to be Ida, Monona, McPaul-Kennebec Complex. The CSR's range from 26 to 70 with an average of approx. 41.

Here is a farm that if you wanted to put a little sweat equity into by utilizing your manure capabilities has the ability to be a real diamond in the rough. The basics are done and now it just needs a little fine tuning, at very little expense to become one of this area's top producers. Remember, its always better to get paid for your labor and material than to pay someone else for theirs. Take a serious look at this really prime located farm.

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 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:** 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 and 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 farm is currently leased for the 2008 crop year. The sellers will prorate the rent and the taxes to the date of final settlement based on current taxes. Description 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 owner's approval. All announcements made the day of sale shall supersede any previously written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## Dennis Rieken - Owner

### BROCK AUCTION CO., INC.

Licensed in Iowa

Licensed in South Dakota



**Bruce R. Brock** **Bruce R. Brock Real Estate L.L.C.**  
 Broker  
 World Champion Auctioneer  
 30 Plymouth St. SW  
 Le Mars, Iowa 51031  
 712-548-4634 Office  
 712-548-4611 Home



Brian Rubis - Remsen, IA  
 712-253-5481  
 Darrell Scott - Danbury, IA  
 712-883-2515  
 Steve Gaul - Hawarden, IA  
 712-551-2586  
 Clay Edwards - Sioux Falls, SD  
 605-201-1145

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