

# BROCK AUCTION CO., INC.

Presents

## Union Township, Plymouth County, Iowa Unimproved 80 Acres of Prime Farmland

# PUBLIC AUCTION

### Friday Afternoon, March 28, 2008 at 1:30 p.m.



**Location:** 4 Miles South of Le Mars, IA on Hwy K-49, then 3 ½ miles East on 230<sup>th</sup> street;  
Or 7 miles North of Kingsley, IA on Hwy 140, then West 6 miles on Hwy C-44,  
then 2 miles North on Otter Avenue, then ¼ mile West on 230<sup>th</sup> Street;  
Or 4 miles West of Remsen, Iowa on Highway 3, then South 6 miles on  
Hwy K-64 then West 1 ¼ mile on 230<sup>th</sup> St.

**Legal Description:** W ½ of the NE ¼ of Section 7, Township 91 N, Range 44 West of the  
5<sup>th</sup> P.M., Plymouth County, Iowa.

**General Description:** In the offering is an outstanding inside 80 acre tract. It is one of the most desirable pieces of land offered in this area at this time. This unit has just the right amount of slope that runs into a well established waterway and is rated NHEL. This farm has been excellently farmed by a very good producer and is currently in a high state of production. The Plymouth County F.S.A office shows 80 Acres Farmland, 77.1 Cropland Acres with a 39.2 Acre Corn Base with a 102 Bushel Direct Yield Index and a 148 Bushel C.C. Yield Index; a 37.9 Acre Soybean Base; 37 Bushel Direct Yield Index and a 45 Bushel C.C. Yield Index. The Plymouth County Assessors Office show the soils to consist of Primghar, Radford, Galva, Galva Benches & Calco. The CSR's Range from 51 to 76 with an average in the mid to upper 60's.

This is an outstanding inside 80 that is in great shape and as high yielding as you need in this area. It is really hard to find this type of quality farmland located so close to Le Mars, Kingsley & Remsen. As the farming industry continues to consolidate and gets in fewer and fewer hands it will become more and more important to buy these good pieces when they come up for sale, because the opportunities get rarer and rarer. With the outlook so good for the long haul and especially for the next few years, you won't want this farm to get away without very serious consideration.

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 CO., 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. This sale is subject to a one year lease. The sellers will pay those taxes that become delinquent October 1<sup>st</sup>, 2008 and all prior taxes based on the 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

## Stark Family Living Trust & Jean Hurtado - Owners

Licensed in Iowa

Licensed in South Dakota

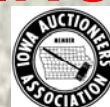


**Bruce R. Brock**  
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World Champion Auctioneer  
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**Bruce R. Brock Real Estate L.L.C.**

For Pictures See [www.brockauction.com](http://www.brockauction.com)



Brian Rubis - Remsen, IA  
712-253-5481  
Darrell Scott - Danbury, IA  
712-883-2515  
Steve Gaul - Hawarden, IA  
712-551-6586  
Clay Edwards - Sioux Falls, SD 605-201-1145  
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