

BROCK AUCTION CO., INC.

Presents

**Washington Township, Plymouth County, Iowa
100 Unimproved Acres M/L (2 Tracts)
Extremely High Quality Farmland**



PUBLIC AUCTION

Monday, November 8th, 2010 at 10:00 a.m.

Location: 2 1/2 miles West of Brunsville, Iowa on 170th Street or 5 miles West of Le Mars, Iowa on Hwy. 3 to Brunsville Corner then 1 mile North on Hwy. K-42 then 2 1/2 miles West on 170th St. or 6 miles straight South of Craig on Impala Avenue (K-30) then 1/2 mile West on 170th Street.

Legal Description: **Parcel 1:** E 1/2 of the SW 1/4 of Section 6, Twsp 92 North, Range 46 West of the 5th PM, Plymouth County, Iowa. **Parcel 2:** The East 20 acres of the E 1/2 of the NW 1/4 of Section 7, Twsp 92 North, Range 46 West of the 5th PM, Plymouth County, Iowa.

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

General Description: How Can It Get Any Better? In this special offering are 2 of Washington Townships highest quality farms. These 2 tracts, an inside 80 and an inside 20 give you the opportunity to own great land from 20 acres to 100. For those of you who have always wanted to own farmland but weren't sure, here is a chance to dip your toe in the water and realize the wonderfully strong feeling you will get from owning one of the worlds best & most stable assets by buying 20 acres to start. For those of you who already understand that feeling & the importance of owning this prime farmland & its importance to your very existence & families future there is a prime 100 acres available. By virtue of both pieces being inside parcels you are able to farm almost all but the roads. The Plymouth County FSA Office shows 100 farmland acres, 96.7 cropland acres with a 50.1 acre cornbase with a 100 bu. Direct Yield Index and a 119 bu. CC Yield Index & a 44.4 acre Soybean Base with a 34 bu. Direct Yield Index & a 41 bu. CC Yield Index. The Plymouth County NRCS & Assessor's Office shows the main soil types are Galva & Radford with a small amount of Ida. These rich soils have a weighted CSR average of, Parcel 1 is 56.9 & Parcel 2 is 58.1. Both farms have been farmed by good longtime area farmers. They are currently in a high state of production.

Once again a rare opportunity is presenting itself to some forward thinking individuals who fully understand that someday there won't be any more 80's or 100's & especially 20's left for sale!! If farming is your future, now is the time to secure it. They say you need to study history in order to avoid making the same mistakes over again. How many people do you know or have heard say "the only mistake I made was I should have bought more land when I had the chance back then!!" Well for over a century, with very few exceptions, there has not been a time that those that did step up & make that tough bold move of buying when it seemed high & others didn't, that they weren't richly rewarded. You & you alone are in control of your future; You can be the one who is richly rewarded or the one who says "I should have." As always best of luck!

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 2010 crop year and is subject to tenants rights. Sellers agree to pay those taxes that become delinquent October 1st, 2011 and all prior taxes based on current 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

Eileen Vander Stoep Estate & Martha Lenihan Family - Owners

Bill Sturges (Estate Attorney)
Sturges Law Office - Le Mars, IA

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

LICENSED IN:
Iowa,
Nebraska & South Dakota

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



Darrell Scott - Mapleton, IA - 712-208-0003
Brian Rubis - Le Mars, IA - 712-253-5481
Steve Gaul - Hawarden, IA - 712-551-2586
Clay Edwards - Sioux Falls, SD - 605-201-1145
Adam Karrels - Sturgis, SD - 605-490-1701

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