

# BROCK AUCTION COMPANY, INC.



Proudly Presents

**Fantastic All Around Top Quality NW Iowa Farmland**  
**277.7 Acres M/L Northern Grant Township, Plymouth Co., Iowa**  
**3 Tracts (40 Acres M/L, 80 Acres M/L & Approx. 157.7 Acres M/L)**  
 (Per Original Government Survey)

## PUBLIC AUCTION

**Friday, November 22, 2019 @ 10:00 am**  
**Sale held at Primebank - 37 1st Ave. NW, Le Mars, IA 51031**

**METHOD OF SALE:** The successful bidder will have the option of taking their choice of Tract 1 or Tract 2 or both. In the event both tracts are taken the sale of those tracts is over. If only one tract is chosen, then the remaining tract will be auctioned. The tracts will not be combined and offered as one unit. Immediately following the sale of Tracts 1 & 2, (Tract 3) will be offered.

**LAND LOCATION:**

**TRACT 1 + 2:** From Le Mars: go West 5.4 miles on Hwy.3, North 6 miles on K42, then East ¼ mile on 120<sup>th</sup> St.; From Craig: go East 1.8 miles on C12, South 1 mile on K42, then East ¼ mile on 120<sup>th</sup> St.; From Struble: go West 3 miles on C12, South 1 mile on K42, then East ¼ mile on 120<sup>th</sup> St.; From Brunsville: go North 5 miles on K42, then East ¼ mile on 120<sup>th</sup> St.; From Akron: go North 1 mile on Hwy. 12, East 9 miles on C16, North 1 mile on K22, East 5 miles on C16, North 2 miles on K42, then East ¼ mile on 120<sup>th</sup> St.

**TRACT 3:** From Le Mars: go North 4 miles on Hwy.75, West 2 miles on C16, then North 1.4 miles on Key Ave.; From Craig: go East 4.8 miles on C12, then South 1.6 miles on Key Ave.; From Struble: go West 1 mile on C12, then South 1.6 miles on Key Ave.; From Brunsville: go North 3 miles on K42, East 3 miles on C16, then North 1.4 miles on Key Ave.; From Akron: go North 1 mile on Hwy. 12, East 9 miles on C16, North 1 mile on K22, East 8 miles on C16, then North 1.4 miles on Key Ave.

**LEGAL DESCRIPTION:** **TRACT 1:** SW1/4 of the SW1/4 of Section 10; **TRACT 2:** E1/2 of the SW1/4 of Section 10; **TRACT 3:** The SE1/4 of Section 13, (except the home & acreage) consisting of 157.7 acres M/L; all in Township 93 North, Range 46 West of the 5th P.M., Plymouth County, Iowa. (Per Original Government Survey)

**GENERAL DESCRIPTION: WOW!!! Can They Get Much Better!** Here are 3 fantastic farms located in Northern Plymouth Co., and only 2 & 3 miles South of the Sioux County line. These 3 tremendous farms have been in the Ruden Family for over 6 decades. Which just reinforces the importance of taking advantage of the opportunity to purchase top quality farmland when it comes available. You and your family will more than likely never have another chance to own this land for several generations "If Ever". Strategically located so close to Craig, Ireton, Sioux Center, Maurice and Le Mars; the area that is the heart of Iowa's best land, you couldn't ask for more. There are more marketing opportunities in this area than anywhere in America. If you are a grain farmer, each one of these towns have superior grain marketing facilities as good as anywhere and only a few short miles in any direction. Livestock opportunities, what more could you dream of. The largest cattle feeding operations, hog facilities, chicken barns, many large dairies, in the 4 state region are all within a stones throw of these 3 farms. You could not design a better blueprint for success in your families farming future if you tried. This simply is the best!!

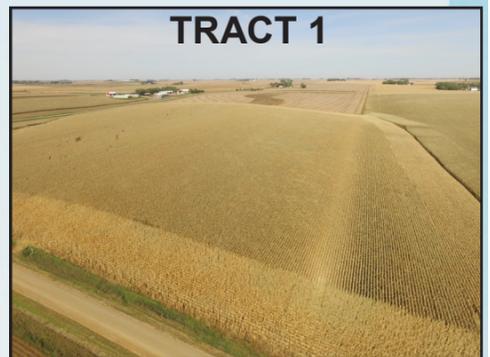
Let's talk about the land itself. In conjunction with all the things we previously discussed, you can add 3 extremely high quality, great producing and super high yielding top notch soil. The Ruden's have used hog manure in the fall on the bean ground and cattle manure in the fall on the corn ground so the fertility numbers and potential tax implications from them should be outstanding. I can't imagine that if you could align all the stars just right, that they would line them up any more perfectly than these 3 farms. These farms are the security for your families farming legacy that you have always dreamt of. Don't let them pass you by! Best of luck to all of you! *Bruce R Brock*

The Plymouth County FSA Office shows Tracts 1 & 2 are combined and will be split according to their rules if there are 2 new owners. The combined figures for 1 & 2 are as follows: 113.66 Cropland acres w/a 90.57 acre Cornbase w/a 153 bu. PLC Yield Index and a 23.09 acre Soybean base w/a 47 bu. PLC Yield Index. Tract 3: 155.71 Farmland acres, 146.22 Cropland acres, w/a 115.66 acre Cornbase w/a 153 bu. PLC Yield Index and a 29.31 acre Soybean base w/a 47 bu. PLC Yield Index. The NRCS & Assessors Office shows the main soil types on Tracts 1 & 2 to be Galva and Radford. Tract 1 has a weighted average CSRII of approx. 83.2. Tract 2 has a weighted average CSRII of 87. Tract 3 is mainly Galva, Radford and a dash of Ida, and has a weighted CSRII average of 82.3. All high indexing & strong producing soils.

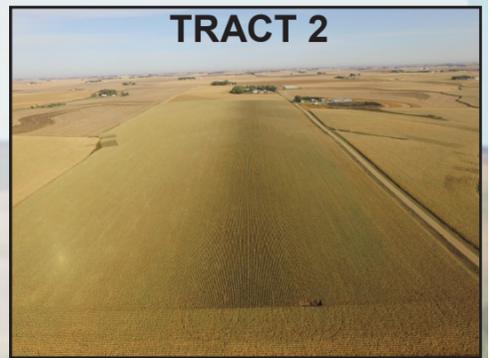
Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars 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 or before December 30, 2019 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement and the new buyer will be able to farm the land in 2020. Grain bins are being used until March 1, 2020. Sellers will pay those taxes that become delinquent October 1, 2020 and all prior taxes based on the 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. The Auctioneer/Broker is representing the sellers interest in this transaction. The sale is subject only to the owners approval. All announcements made the day of sale shall supersede any previously written or oral statements.



**TRACT 1**



**TRACT 2**



**TRACT 3**



**TRACT 3**

**FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**LORRAINE E. RUDEN IRREVOCABLE TRUST - OWNER**

Phil Ruden - Trustee

Robert Brock - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
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 LICENSED IN: Iowa, Nebraska & South Dakota

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