



“The Land Marketing Professionals for Over 100 Years”
Proudly Presents

Portland Twsp. Plymouth Co. Iowa Farmland

Approx. 160 Improved Acres w/Home & Buildings
(Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, August 21, 2020 @ 10:00 AM

Sale Held at 17757 130th St., Akron, IA 51001

LAND LOCATION: From Akron: go 4 miles East on C-16, 2 miles North on K-18, then 1/4 mile West on 130th St.; From Hawarden: go 9 miles South on K-18, then 1/4 mile West on 130th St.; From Craig: go 8 miles West on C-12 then 2 miles South on K-18 to 130th St.; From Le Mars: go 10 miles West on Hwy. 3, 1 mile North on K-22, 5 miles West on Hwy. 3, 4 miles North on K-18, then 1/4 mile West on 130th St.

LEGAL DESCRIPTION: SE1/4 of Section 14, Township 93N, Range 48W of the 5th P.M., Plymouth County, Iowa. (Containing Approx. 160 Improved Acres)

GENERAL DESCRIPTION: In this offering is a very nice Portland Township farm that will include an older 4 bedroom, 1 1/2 story farm home and a 42'x60' Morton Building and other outbuildings. This rolling farm in Western Plymouth County has been in the Johnson Family for decades. It is really well located in an area rich in livestock productions, ethanol productions and wonderful grain marketing facilities in almost any direction. We all know that having marketing alternatives is the key to maximizing your potential profits. Also, the ease of access being located right on the highway makes this farm even more attractive for simplifying farming.

There is a 1 1/2 story older farm home that has 4 bedrooms, 1 full bathroom and a full kitchen, living and dining room. There is a full basement and an upstairs with 3 bedrooms. This house could be made into a very nice home for someone who wants to enjoy country living. You can see from the screened in areas that the Johnson's enjoyed their home a lot. There is also a very nice 42'x60' Morton Building that makes excellent storage. There are other out buildings as well.

The Plymouth County FSA Office shows 144.5 Cropland Acres with a 60.2 acre Cornbase w/a 133bu. PLC. Yield Index and a 60.2 acres Soybean base w/a 37bu. PLC. Yield Index. The NRCS and Assessors Office shows the main soil types to be Ida and Kennebec-McPaul and Galva with a small amount of Steinhauer. The farm has a weighted average CSRII of 59. This is a fantastic opportunity to buy an Improved 160 tract in a great area.

Best of Luck to you all! *Bruce R Brock*

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** “The Land Marketing Professionals for Over 100 Years” will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. have sold 100's of millions of dollars worth of Real Estate 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 October 10, 2020 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. The farm is leased for the 2020 crop year and the sale is subject to that lease with sellers retaining the 2020 cash rent. Sellers will pay those taxes that become delinquent October 1, 2021 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 owner's approval. All announcements made the day of sale shall supersede any previously written or oral statements.

FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

CLIFFORD M. JOHNSON ESTATE & RUSSELL JOHNSON - Owners

Greg & Gary Johnson - Executors

Jim Pickner - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



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