



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

**Plymouth Twsp., Plymouth Co., Iowa Farmland**  
**Approx. 160 Unimproved Acres w/Grain Bin**  
(Per Original Government Survey)

**LIVE AND ONLINE BIDDING PUBLIC AUCTION**

Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on  **HiBid**

**Monday, August 17, 2020 @ 10:00 AM**

**Sale Held at the Prime Bank (West Parking Lot) Le Mars, Iowa**  
**37 1st Ave. NW, Le Mars, Iowa 51031**

**LAND LOCATION:** From Merrill: go 2 miles South on Hwy. 75, then 1 mile West on 260th St.; From Hinton: go 3 1/2 miles North on Hwy. 75, then 1 mile West on 260th St.

**LEGAL DESCRIPTION:** NE1/4 of Section 29, Township 91N, Range 46W of the 5th P.M., Plymouth County, Iowa. Containing Approx. 160 acres M/L. (Per Original Government Survey)

**GENERAL DESCRIPTION:** In the offering is a tremendous opportunity to purchase a really nice 160 acre piece of super located farmland. Centrally located within 3 or 4 miles or less from Merrill, and Hinton, you will have great grain marketing opportunities in all directions. Efficiency is the name of the game in today's marketing platforms. Located right off the highway with good field access should make this piece just right. There is also a 12,000 bushel drying bin.

The Plymouth County FSA Office show 143.33 Cropland Acres with a 134.52 acre Cornbase w/a 122bu. PLC Yield Index and 5.13 Acres in CRP. The Plymouth County Assessors and NRCS Office shows the main soil types to be Ida and McPaul and Napier. The farm carries a CSRII of 45.4. There are no wetlands and the farm has had excellent conservation practices used for years. Couple these with the fact that one of the areas top farm families have been farming and taking good care of it, makes it especially attractive.

We all know how hard it is today to find something more solid, that has such strength for our families future stability than Iowa farmland. The Nigg family is offering you a great chance at a substantial amount of land that will enhance any operation. There seems to be a lot of uncertainty today and the one certainty we can all count on is that every living person on this planet needs food to eat!! It takes farmland, especially good Iowa farmland, to produce it and feed the world. Here is your opportunity to add this security to your life. Good Luck ! *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 1, 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](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**NIGG FAMILY TRUST - Owners**

Danna Dreiling - Trustee

Kimberly Kuchel (Bauerly Langel Law) - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
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(712) 548-4634 [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)  
LICENSED IN: Iowa, Nebraska & South Dakota

**AUCTIONEERS:**

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