



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

90 Unimproved Acres of Great Farmland

Section 17, Westfield Township, Plymouth County, Iowa

(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  **HiBid**

Monday, October 19, 2020 @ 10:00 AM
Sale Held at Security National Bank - Akron, IA
251 Reed St., Akron, IA 51001

LAND LOCATION: From Akron: Go Southeast 1 mile on Hwy. 3, then go South 1.5 miles on K-13 (Cedar Ave.); From Westfield: Go East 3 miles on C-38, then go North 2.5 miles on K-13 (Cedar Ave.); From Le Mars: Go West 10 miles on Hwy. 3, North 1 mile on K-22, West 9 miles on Hwy. 3, then go South 1.5 miles on K-13 (Cedar Ave.); From Elk Point, SD: go North 5 miles on 476th Ave., East 4.3 miles on 319th St. (Hwy. 3), South .7 miles on Hwy. 12, East 3 miles on C-38, then go North 2.5 miles on K-13 (Cedar Ave.).

GENERAL DESCRIPTION: In this offering is a **Super Western Plymouth County Farm** located just 2 miles South of Akron, Iowa on K-13. This neat farm offers a combination of gently rolling land to the South and flatter bottom ground to the North and West. The land appears easy to farm and has been well cared for and held in a high state of production.

The Plymouth County FSA Office shows 80.45 Cropland acres w/a 46.21 acre Cornbase w/a 114 bu. P.L.C. Yield Index and a 33.79 acre Soybean base w/a 38 bu. P.L.C. Yield Index. The NRCS and Assessors Office shows the main soil types to be McPaul and Ida with a sprinkling of Galva and Kennebec-McPaul. The farm carries a weighted CRSII average of 56.2. These are very good numbers for Western Plymouth County with approximately 41% of the land carrying a CRSII from 72-84.

With the quality of this farm being what it is and in these uncertain times, people in all industries are flocking to own quality hard assets and this one fits that criteria to a tee. Not too big and not too small to fit into any operation, this farm should be very attractive to a lot of folks. Located so close to the great town of Akron and just a quick trip down Highway 12 to Sioux City will offer a myriad of marketing options. Having all those options: livestock feeding, ethanol and terminal grain markets so close to easy access make it even more desirable. Your family and your current operation deserves you giving this nice farm strong consideration. Best of Luck to 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 December 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. 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

LONNIE & DEBRA SCHUCHARD - Owner

Bob Rehan Jr. - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.
30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM
LICENSED IN: Iowa, Nebraska & South Dakota

AUCTIONEERS:

Bruce Brock - Le Mars, IA.....612-859-3794
Austin Popken - Le Mars, IA712-539-1178
Brian Rubis - Le Mars, IA.....712-253-5481
Darrell Scott - Mapleton, IA.....712-208-0003
Steve Gaul - Hawarden, IA712-551-6586
Adam Karrels - Sturgis, SD.....605-490-1701
Pat Robeson - Sioux City, IA712-259-1734
Troy Donnelly - Elk Point, SD712-899-3748
John Herrity - Windsor, CO.....970-685-0645

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