



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

74.24 Unimproved Acres of Great Farmland

Section 11, Westfield Township, Plymouth County, Iowa

(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, March 26, 2021 @ 10:00 AM

Sale Held at Security National Bank - Akron, IA

251 Reed St., Akron, IA 51001

LAND LOCATION: From Akron: Go 4 miles East on Highway 3, then ½ mile South on K-18. From Westfield: Go 5 miles East on C-38, then 1½ miles North on K-18. From Le Mars: Go 10 miles West on Highway 3, 1 mile North on K-22, 5 miles West on Highway 3, then ½ mile South on K-18. From Hawarden: Go 13½ miles South on K-18. From Elk Point, SD: Go 5 miles North on Highway 11, 5 miles East on SD-50 / Highway 3, 1 mile South on Highway 12, 5 miles East on C-38, then 1½ miles North on K-18.

GENERAL DESCRIPTION: Wow! 2021 is starting off with a BANG for Westfield Township!! In the offering is one of the nicest laying 74+ acres of unimproved farmland to come up in the area. This gently sloping farm has been well cared for and farmed by one of Plymouth County's respected farm families for generations. Once in a great while a piece like this comes on the market with all the pluses you could possibly hope for. Excellent location just 4 miles East of Akron on Highway 3 then ½ mile South on Highway K-18. Mostly tillable, a high state of fertility and production, nice laying, close to great markets, super livestock feeding area, nice to farm with great numbers for the area.

The Plymouth County FSA Office shows 71.72 Cropland acres w/a 38.15 acre Cornbase w/a 178 bu. P.L.C. Yield Index and a 33.23 acre Soybean base w/a 53 bu. P.L.C. Yield Index. The NRCS and Plymouth County Assessors Office shows the main soil types to be Kennebec-McPaul, Galva, with smaller amounts of Ida. The farm carries a weighted CRSII average of 64.1 with over 43% of the land having a CRSII ranging from 79-84 and a small amount at 95. I think it has very good numbers for this area.

Our legacies and that of our families future rely on the decisions made today just as our present has become a reality because of our forefathers and mothers decisions in years past. As the land slowly fades away and disappears into fewer and fewer hands, our decisions will become ever more important in determining our families farming future. It has never been easy to purchase land. If it was, everyone would do it. However, the rewards of those bold decisions have almost always proved to be of great good fortune for future generations. Best of luck to all of you on your decisions. *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 April 26, 2021 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 land is available to be farmed for the 2021 crop year. 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

MATTHEW KLEMME - Owner

Bob Rehan Jr. - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN

Auctioneer/Realtor

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