



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

41 M/L Acres of Farm/Pasture Land & Acreage Sold in 2 Separate Tracts

Section 5, Perry Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, May 7, 2021 @ 10:00 AM

Sale Held at the Farm Site - 28224 South Ridge Road, Hinton, IA 51024

METHOD OF SALE: Tract 1 will be offered first followed immediately by Tract 2. The tracts will be sold individually and will not be combined and offered as one unit.

LAND LOCATION: From Hinton: Go 7 miles West on C-60, then ½ mile North on South Ridge Road. From Le Mars: Go 13 miles South on Highway 75, 7 miles West on C-60, then ½ mile North on South Ridge Road. From Sioux City: Go 9½ miles North on Hamilton Blvd/K-22, 3 miles West on C-60, then ½ mile North on South Ridge Road. From Akron: Go 10 miles East on Highway 3, 12 miles South on K-22, 3 miles West on C-60, then ½ mile North on South Ridge Road.

GENERAL DESCRIPTION: TRACT 1: Rare Pasture/Farm Land. In this offering is a nice, hard to find piece of Western Plymouth County Pastureland, with a potential plus. According to the Plymouth County NRCS Office, the land, with the accepted Conservation Plan in conjunction with the NRCS Office, the land may be cropped in the future.

We all know how extremely hard it is to find pastureland these days. The Plueger family is offering approximately 35 acres M/L that is currently being pastured. Gently rolling with a few trees for shade seems to make this pretty darn desirable for our area. Whether you are running a cow/calf operation or want to turn some calves out on grass, this should fit your program nicely. There is rural water on the corner of 280th St. and South Ridge Road and according to Southern Sioux Rural Water, for approximately \$1,000 membership fee they will run water to the property. The purchaser(s) of Tract 1 will have the right of ingress and egress through the driveway on Tract 2 until March 1, 2022 which is currently the access to Tract 1. The buyer of Tract 1 will then be responsible for obtaining and putting in a new access entrance from South Ridge Road to Tract 1 and the Pluegers will credit the purchaser of Tract 1 \$1,000 towards the expenses of the access. All other costs will be the new buyer's responsibility.

TRACT 2 includes an older single story 2 bedroom 1,176 square foot home built in 1920 and an 800 square foot detached garage. There is also approximately 6.7 acres M/L of land with the home with a beautiful established grove of hard wood trees and some pastureland as well. The acreage provides a very nice country setting with other lovely acreages not too far away, yet you can enjoy the quiet solitude of country living. *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 June 11, 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 leased for the 2021 crop year and the new buyer will receive the 2021 cash rent. Sellers are to credit the buyers \$1,000 towards expenses for a new access to Tract 1 from South Ridge Road. All other costs will be the buyer's responsibility. Sellers will pay those taxes that become delinquent October 1, 2021 and all prior taxes based on the current taxes. Tract 2 ownership possession will be given upon final settlement on or before June 11, 2021. The renter has the option to stay in the property until June 30th 2021. Acreage rental income will be prorated to date of final settlement as well as prorated 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

LEONARD C. PLUEGER - Owner

Dan Plueger - Power of Attorney

Kelsey Langel - Attorney



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