



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

190 M/L Acres of Land & Building Site Sold in 4 Separate Tracts

Section 10, Plymouth 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 @ 12:00 NOON

Sale Held at the Building Site - 28104 C-44, Merrill, IA 51038

METHOD OF SALE: The tracts will be offered in their respective order with Tract 1 being first and Tract 4 being last. Each tract will sell separately and will not be combined.

GENERAL DESCRIPTION: In this offering is an exciting array of land that should hold something for everyone. The land will be offered in 4 tracts. Some farmland, some potential development land and a nice acreage and building site with living quarters, lots of covered storage and grain storage bin with loading facilities and grain leg. **Tracts 1, 2 & 3 can be farmed in 2021**

TRACT 1: Approximately 135 M/L unimproved acres of farmland.

TRACT 2: Approximately 33 M/L unimproved acres of farmland.

TRACT 3: Approximately 22 M/L acres of potential development land.

TRACT 4: Approximately 4 M/L acres - Building site with living quarters, extra storage and grain handling facility.

The tracts will be offered in their respective order with Tract 1 being first and Tract 4 being last. Each tract will be offered separately and no parcels will be combined at any time. The tracts are currently combined as one unit and will be divided by the FSA & NRCS office according to their formulas.

The Plymouth County FSA Office shows 197.51 Farmland acres, 179.54 Cropland acres w/a 121.5 acre Cornbase w/a 146 bu. P.L.C. Yield Index and a 13.7 acre Soybean base w/a 41 bu. P.L.C. Yield Index. The NRCS and Plymouth County Assessors Office shows the main soil types to be Ida, followed by McPaul Kinnebec and Napier with a small amount of Monona. The weighted CRSII average rating is 52.4

These 4 tracts offer a unique opportunity to own some farmland, development land and a nice building site with a grain handling facility all just on the outskirts of Merrill City Limits. The Hoffmans are known for their quality of work and care for the land. Buying one tract or two, or buying it all will surely prove to be a nice investment in the future. The local communities are constantly expanding and the farmland has easy access to local marketing facilities that are first rate. Be sure to take a serious look at the opportunities presented and see how they can benefit you for years to come. Get in on the rising land market before it rises even more. All the Best. *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 of Tracts 1, 2 and 3 will be given upon final settlement. Final settlement and possession of Tract 4 will be July 1, 2021. Tract 1, 2 and 3 can be farmed for this 2021 crop year. If sold individually the tracts will be surveyed at seller's expense and actual acres will be based on those surveys. All acreage amounts and advertised outlines are approximate and are not exact acres. On Tracts 1, 2 and 3, sellers will pay those taxes that become delinquent October 1, 2021 and all prior taxes based on the current taxes. Tract 4 taxes will be prorated to June 30, 2021. 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

BOB HOFFMAN & ELIESE HOFFMAN - Owners



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AUSTIN POPKEN

Auctioneer/Realtor

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