

# BROCK AUCTION COMPANY, INC. **BACI** AUCTION COMPANY, INC.

**"The Land Marketing Professionals for Over 100 Years"**  
Proudly Presents

**180 M/L Acres of Prime High Quality Farmland**  
Offered in 2 Tracts

**Section 3, Union Township, Plymouth County, Iowa**  
(Per Original Government Survey)

**LIVE PUBLIC AUCTION AND ONLINE BIDDING**

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

**Monday, October 4, 2021 @ 10:00 AM**

**Sale Held at the Farm Site**

**METHOD OF SALE:** The property will be sold with the high bidder having their choice of Tract 1 or 2 or both tracts. In the event both tracts are taken the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered.

**LAND LOCATION:** From Remsen: Go South 4 miles on L-12, West 2 miles on C-38, then go South 1 1/2 miles on Polk Ave. From Oyens: Go South 5 miles on K-64, East 2 miles on C-38, then go South 1 1/2 miles on Polk Ave. From Le Mars: Go South 2 miles on K-49, East 7 miles on C-38, then go South 1 1/2 miles on Polk Ave. From Kingsley: Go North 7 miles on Highway 140, West 3 miles on C-44, then go North 2 1/2 miles on Polk Ave.

**GENERAL DESCRIPTION:** Carol Boever's Family Land is one of Plymouth County's Finest!! Every county has an area that is considered their best performing area over almost all of the rest. For years and generations, Union Township has carried that banner proudly. That tradition certainly is prevalent in today's modern farming world. Some of the strongest areas are determined by certain factors; quality soils, proper slope of the land (not too steep and not too flat), strong history of great farm families who have utilized amazing conservation practices to maximize yields and profits, yet honoring and caring for the land as well. This land is great for visionaries who realize the importance of the long term outlook and work ethic required to build a generational operation that keeps up with the new innovations and embraces all of the technology advances of the computer age and how that helps the bottom line.

The Plymouth County FSA office shows 181.06 Farmland Acres, 174.99 Cropland Acres total on Tracts 1+2 combined will be split as determined by the FSA rules if there are multiple new buyers. See the FSA 156EZ on our website for additional information. The Plymouth County NRCS and Assessors office shows the Main Soil types to be Galva with some Primghar and Radford. **Tract 1 carries a whopping 90.4 CSR2 weighted average and Tract 2 carries an awesome 88 CSR2 weighted average. Wow! If you combine these great highly productive soils with all the pluses you'll find it just doesn't get any better than this!**

All the stars are aligned to provide someone with an outstanding opportunity of not just a lifetime, but a generational legacy farm. With the diverse marketing options, from great marketing facilities, to strong livestock feeding programs, ethanol plants, wind options possibly in the future and some of the best land available anywhere in the world, you couldn't ask for more! This is the type of land that keeps family farming operations strong going into the future. You and your family will never be sorry and will always be proud to showcase this as one of the crown jewels of your farming operation. Please give this farm your strongest consideration so your grandkids will someday say "Thanks Grandpa and Grandma for looking out for our future!"  
Best of Luck to You 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 November 4, 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 farm is currently leased for the 2021 crop year with the new buyer agreeing to the terms of the lease and to receive the last 1/2 of the 2021 cash rent. Sellers will pay those taxes that become delinquent April 1, 2022 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

**CAROL L. BOEVER ESTATE - Owner**



**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](http://WWW.BROCKAUCTION.COM)  
LICENSED IN: Iowa, Nebraska & South Dakota

"The Midwest's Largest and Fastest Growing Auction Company with 4 Generations Serving The Midwest Since 1919"

**AUCTIONEERS:**

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



**AUSTIN POPKEN**  
Auctioneer/Realtor



**BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY**

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Best of Luck to You All!

*Bruce R Brock*  




\*All lines and acres are unofficial approximations to be more particularly described by original government survey or exact survey if necessary.\*







Tract 1 FSA Aerial Map



Tract 2 FSA Aerial Map

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# **TRACT 1**

## **140 M/L ACRES**

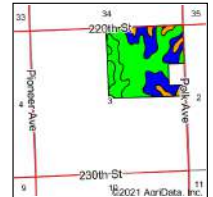
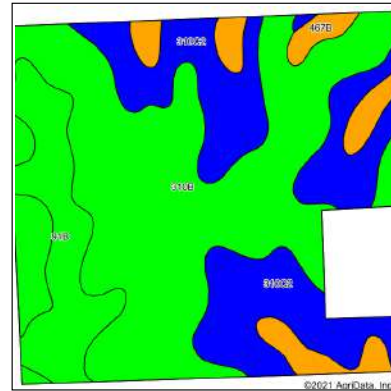




## Aerial Map



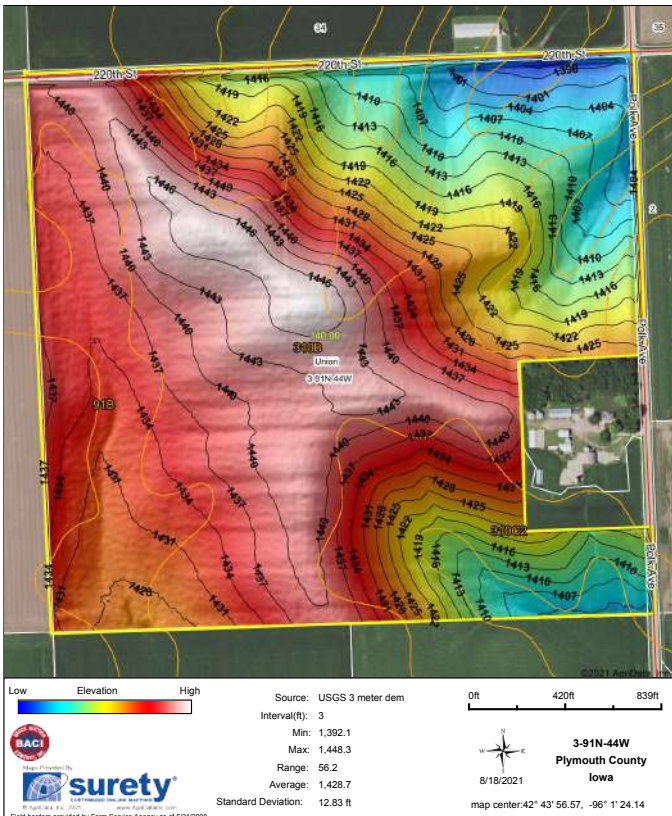
## Soils Map



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	CSR2**	CSR	% NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	73.26	52.3%	IIIe	95	68		76
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	39.64	28.3%	IIIe	84	51		66
91B	Primghar silty clay loam, 2 to 5 percent slopes	17.00	12.1%	IIIe	95	76		76
467B	Radford silty clay loam, 2 to 5 percent slopes	10.10	7.2%	IIIe	75	72		82
Weighted Average					90.4	64.4		% 73.8

\*\*IA has updated the CSR values for each county to CSR2.  
\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Topography Hillshade



## 4 Year Crop History

Owner/Operator: \_\_\_\_\_ Date: 8/18/2021  
Address: \_\_\_\_\_ Farm Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Field ID: \_\_\_\_\_  
Phone: \_\_\_\_\_ Acct. #: \_\_\_\_\_



Map Center: 42° 43' 56.57, -96° 1' 24.14  
State: IA County: Plymouth  
Legal: 3-91N-44W Township: Union

Map provided by Farm Service Agency as of 8/21/2020. Crop data provided by USDA National Agricultural Statistics Service. Copyright Data 1998.

# **TRACT 2**

## **36.5 M/L ACRES**



**TO VIEW VIDEO GO TO  
[WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

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## Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008

Map Center: 42° 43' 37.77, -96° 1' 16.73

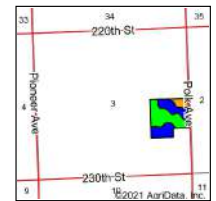
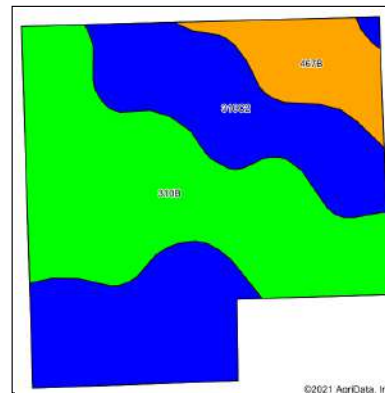
3-91N-44W  
Plymouth County  
Iowa

0ft 288ft 576ft



8/18/2021

## Soils Map



State: Iowa  
County: Plymouth  
Location: 3-91N-44W  
Township: Union  
Acres: 36.5  
Date: 8/18/2021



Soils data provided by USDA and NRCS.

Area Symbol: IA149, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class <sup>c</sup>	CSR2**	CSR <sup>n</sup>	NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	18.42	45.0%	<div></div>	IIIe	95	68	76
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	16.17	44.3%	<div></div>	IIIe	84	51	66
467B	Radford silty clay loam, 2 to 5 percent slopes	3.91	10.7%	<div></div>	IIIe	75	72	82
Weighted Average								<sup>n</sup> 72.2

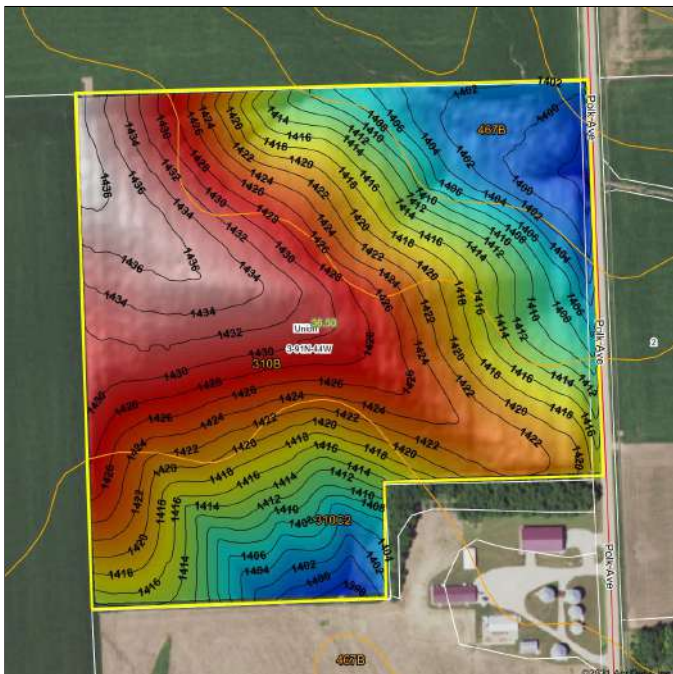
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

<sup>c</sup>: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Topography Hillshade



Low Elevation High



Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,395.2  
Max: 1,438.9  
Range: 43.7  
Average: 1,419.4  
Standard Deviation: 10.93 ft

0ft 248ft 495ft



3-91N-44W  
Plymouth County  
Iowa  
map center: 42° 43' 37.77, -96° 1' 16.73

## 4 Year Crop History



Owner/Operator: \_\_\_\_\_ Date: 8/18/2021  
Address: \_\_\_\_\_ Farm Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Field ID: \_\_\_\_\_  
Phone: \_\_\_\_\_ Acct. #: \_\_\_\_\_

Crop Year: 2020

Crop Year: 2019



Crop Year: 2018

Crop Year: 2017



Map Center: 42° 43' 37.77, -96° 1' 16.73

State: IA County: Plymouth  
Legal: 3-91N-44W Township: Union

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service. Copyright Data Layer





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30 Plymouth St SW  
Le Mars, IA 51031

## **LAND AUCTION**



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Is Extremely Proud to Offer**

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**MONDAY, OCTOBER 4, 2021 @ 10:00 AM  
SALE HELD AT THE FARM SITE**