



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

176.5 M/L Acres of Prime High Quality Farmland

Offered in 2 Tracts (Acreage Is Not Included In The Sale)

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

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ 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. Acreage is not included in the sale.

LAND LOCATION: From Remsen: Go South 4 miles on L-12, West 2 miles on C-38, then go South 1½ miles on Polk Ave. From Oyens: Go South 5 miles on K-64, East 2 miles on C-38, then go South 1½ miles on Polk Ave. From Le Mars: Go South 2 miles on K-49, East 7 miles on C-38, then go South 1½ miles on Polk Ave. From Kingsley: Go North 7 miles on Highway 140, West 3 miles on C-44, then go North 2½ 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 15, 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 ½ 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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

CAROL L. BOEVER ESTATE - Owner

David Boever - Executor

Dennis Brady - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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BRUCE R. BROCK REAL ESTATE L.L.C.
30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM
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Steve Gaul - Hawarden, IA 712-551-6586
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John Herry - Windsor, CO 970-685-0645



AUSTIN POPKEN

Auctioneer/Realtor

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