



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

153 Acres M/L of Unimproved Farmland

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

Section 35 & 36, Stanton Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, October 8, 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 Le Mars: Go South 8 miles on K-49, East 2 miles on 270th St., then go South ½ mile on Nature Ave. From Hinton: Go East 9 miles on C-60, then go North 1½ miles on Nature Ave. From Remsen: Go West 4 miles on Highway 3, South 8 miles on K-64, West 3 miles on C-44, then go South 2½ miles on Nature Ave. From Kingsley: Go Northwest 3.5 miles on C-66, West 5 miles on C-60, then go North 1½ miles on Nature Ave.

GENERAL DESCRIPTION: A fantastic offering of 2 Stanton Townships stronger farms. Darlene's family is really well known in the community and have been great in protecting the land for years while raising her family from the fruits of hard work and dedication to the land. The land will be offered in 2 tracts.

Tract 1 is approximately 73 acres M/L not including the acreage site. The Plymouth CO. FSA Office shows 71.53 cropland acres, with a 39 acre corn base with a 153 bu. PLC Yield Index and a 31 acre soybean base with a 51 bu. PLC Yield Index. The NRCS Office shows the main soil types to be Galva, Radford with a splash of Ida and Primghar. The farm is carrying an 82.3 CSR2 weighted average.

FSA shows Tract 2 to have 77.92 cropland acres, with a 43.2 acre cornbase with a 153 bu. PLC Yield Index and a 34.2 soybean base with a 51 bu. PLC Yield Index. The NRCS Office shows the main soil types for Tract 2 to be Galva and Radford. It is carrying a weighted average CSR2 rating of 80.6. Strong soils coupled with good conservation practice and good farming practices make the 2 pieces really productive and desirable.

In today's farming world it is becoming harder and harder to find an opportunity to buy 80 acres or even 153 acres. You will have your chance to do just that with this offering. The farms in an exceptionally desirable area with lots of marketing options because the area is surrounded by livestock feeding operators, excellent grain marketing facilities, ethanol plants and even potential for future wind maybe. Who knows what opportunities lie ahead for agriculture? We only can be certain about 1 thing, people and livestock numbers will grow together and both will need to eat!! Take advantage of this opportunity to grow your operation or start becoming a proud farmland owner! Best of Luck to 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 29, 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. Sellers will pay those taxes that become delinquent October 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

DARLENE (RUHLAND) FELLER HEIRS - Owners

Craig Bauerly - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.

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