

BROCK AUCTION COMPANY, INC.

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

66 Acres M/L of Premier, Super Prime Farmland
Section 2, Remsen Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  **HiBid**

Friday, October 22, 2021 @ 10:00 AM

Sale Held at the Farm Site

LAND LOCATION: From Remsen: Go East 3 miles on Highway 3, then go North 1 mile on Sunset Ave. From Oyens: Go South 1 mile on K-64, East 8 miles on Highway 3, then go North 1 mile on Sunset Ave. From Le Mars: Go East 13 miles on Highway 3, then go North 1 mile on Sunset Ave, then go South 1½ miles on Polk Ave. From Marcus: Go West 5 miles on Highway 3, then go North 1 mile Sunset Ave.

GENERAL DESCRIPTION: Premier, Super Prime!! The headline says it all! If you are in the market to own some of the very best farmland anywhere in America, you need to look no further. As you will see the sheer numbers speak for themselves.

The Plymouth County FSA Office has combined this land with some other land and will split out the exact acres after there is a new owner of the land. The current figures do show that the Cornbase carries 176 bu. PLC Yield Index and Soybean base carries a 53 bu. PLC. Yield Index. The NRCS Office shows the main soil types to be Galva with smaller amounts of Primghar, Calco and Colo. Over 96.7% of this land carries a 95 average weighted CSR2 rating with a total weighted average of an **OUTSTANDING 94.4!** With these superb numbers and highly indexing soils, what could we ever hope to find that would be better?

Forever and ever people have always tried to invest in the very best they could afford in any investment vehicle no matter what it is. In this case you have an opportunity to buy the “Gold Standard” of Farmland. Since we only have 66 acres or so to offer almost anyone should be able to take advantage of it. Located in the very heart of the best land anywhere makes it Doubly great. Located right next to Remsen and really close to Marcus and Granville with their great grain markets, right next to some of the areas strongest Cattle and Hog feeding operations, Ethanol production, possible wind and other great services is unsurpassed for great locations to enhance your Marketing options and potential growth.

All the best to everyone. *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 December 6, 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

ANN M. GYDE ESTATE - Owner

Margaret Feria & Jamie Gyde - Personal Representatives

Craig Bauerly - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN
Auctioneer/Realtor

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