



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

580 M/L Acres of Fantastic Farmland

Section 11 & 14 of Plymouth Township, Section 23 & 26 of America Township
Plymouth County, Iowa - Offered in 5 Tracts

(Per Original Government Survey) (Offered in 5 Tracts)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

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

Thursday, November 18, 2021 @ 10:00 AM

Sale Held at Primebank - Le Mars

METHOD OF SALE: THE HIGH BIDDER WILL HAVE THEIR CHOICE OF TRACT 1, 2 OR BOTH. TRACT 3 WILL BE SOLD INDIVIDUALLY TO THE HIGHEST BIDDER AND WILL NOT BE COMBINED. THE HIGH BIDDER WILL HAVE THEIR CHOICE OF TRACT 4, 5 OR BOTH.

GENERAL DESCRIPTION: Some of Plymouth County's Finest!!! Lifetime Dreams come true with the opportunity presented at sales like “Aggie’s”. Some of the highest indexing soils in Plymouth County, Iowa and anywhere else in the United States are being offered by the Sitzmann Family. Sought after for generations, this land seldom becomes available. History shows that our Forefathers and Mothers who realized that like everything else in this world, you very seldom go wrong by owning the very best no matter what you are investing in, almost always says huge long term returns. With the world fast approaching close to ten billion people in the coming few decades or sooner, all those new people need two main things to survive. They all need clean water and quality food, they are the basic necessities of life and we need good land to provide it. The Sitzmann land offers just that.

All of the land is combined with the Plymouth County FSA Office and show the following and will be split out if sold separately according to their formulas. Cropland acres of 577.75 w/a 335.7 acre cornbase w/a 184bu. PLC Yield Index, and a 205 acre soybean base w/a 49bu. PLC Yield Index. Great yield performance and has been farmed by one of the areas really good farmers who takes care of the landlords land just as he does his own.

Tract 1: Sells as 80acres M/L with the main soil type to be Kennebec with a CSR2 weighted average of 91. Awesome!!

Tract 2: Sells as 120 acres M/L with the main soil types to be Kennebec, Radford, Galva and 2% Ida with a CSR2 weighted average of 86.1. Fantastic!!

Tract 3: Sells as 158 acres M/L with the main soil types to be Galva and Redford with a CSR2 weighted average of 83.3. Outstanding!!

Tract 4: Sells as approximately 119.5 acres M/L with the main soil types to be Galva, Redford and 3/10 of an acre of Ida. It carries a CSR2 weighted average of 74.6. Nice!!

Tract 5: Sells as approximately 106 acres M/L with the main soil types to be Galva, Redford and Ida with a small amount of Kennebec. This piece is a little more rolling and it carries a CSR2 weighted average of 61.9. Good!! All of these farms have been kept in a high state of production and with the modern conservation practices used and the soil conservation (terracing etc.) programs utilized make all these tremendously well cared for and ready.

Our Ancestors who came before us came here to experience and enjoy certain ways of life that can only be found in America. With the old world model as their road map they forged through this vast nation in search of the joys and freedom only offered here. In a way of life to provide for their families and feel the inner peace that can only be understood after a day and season of hard work. To be able to control their own destiny and that of their future generations, some of whom they will never know but they had the unique strength to believe in them and this great nation. All of this starts with the wonderfully rich soils provided in our “Bread Basket of the World” right here in the Midwest. You are going to have an opportunity to buy from 80 acres up to 580 acres or any in between to help you make your family dreams come true, for the future generations of yours.

Will you have that same faith, fortitude and wisdom as those that went before you?

I Believe You Will! All the Best in Following Your Dream! *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 19, 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

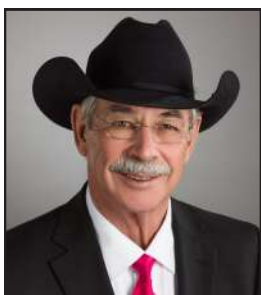
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

AGATHA L. SITZMANN REVOCABLE LIVING TRUST - Owner

David Sitzmann & Chuck Sitzmann - Co Executors

Craig Bauerly - Attorney



BROCK AUCTION CO., INC.
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