



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

77 Acres M/L of Outstanding Farmland

Section 32, America Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, December 27, 2021 @ 10:00 AM

Sale Held at Primebank - Le Mars, IA

LAND LOCATION: From Le Mars: Go 1½ miles South on Lake Ave.

From Merrill: Go East 3 miles on C-44, then go 1½ miles North on Lake Ave.

From Hinton: Go North 10 miles on C-38, East 1 mile on C-38 then go South ½ mile on Lake Ave.

LEGAL DESCRIPTION: W ½ of the SW ¼, Section 32, Township 92 North, Range 45 West of the 5th P.M., Plymouth County, Iowa, except the acreage.

GENERAL DESCRIPTION: WOW!! What a way to end 2021! We have saved some of the very best for you to close out a fantastic year in farmland history with one of our finest farms available any where in our area. The Schnepf family will be offering this fantastic farm that has been in their family for generations. They are a proud family and the quality of care given to the land really emphasizes that pride and love for the land.

The Plymouth County FSA office shows 76.39 Cropland Acres enrolled in the ARC-County Program. There is a 37.4 acre Cornbase with a 182bu. PLC Yield Index and a 37.4 acre Soybean base with a 56 bu. PLC Yield Index. The Plymouth County Assessor and NRCS Office shows the main soil types to be Galva with smaller amounts of Radford and Kennebec and a little bit of Ida. The farm carries an awesome **CSR2 weighted average of 88.5!** Outstanding numbers all the way around for top future production.

Located just a stones throw from the South edge of Le Mars, this gently sloped farm promises to be an exceptional prospect for not only great production but quite possibly for above average growth in value. The City of Le Mars owns land just ½ of a mile North. Who knows what the future holds, but few farms have the potential that this one does.

Look back just a few short years in our history and see what a boon it has been for those who were wise enough and had the foresight and courage to invest in property this close to town. One of you will walk away from this sale with your name added to that illustrious list of families for decades to come.

Will it be you? I certainly hope so!! Thanks and Good luck to all of you!

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 February 10, 2022 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 leased for the 2022 crop year and the buyer is to receive the cash rent. 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

JOAN SCHNEPF - Owner
Patrick Murphy - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN
Auctioneer/Realtor

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