

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

**230 Unimp. Acres M/L of Good Quality Plymouth Co. Farmland
(Sold Separately) 9.31 Acres M/L with Home and Outbuildings**

**Section 2, Garfield Township, Plymouth County, IA
(Per Original Government Survey)**

LIVE PUBLIC AUCTION AND ONLINE BIDDING
Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, August 19, 2022 @ 10:00 AM

Sale to be held at Kingsley Community Center

LAND LOCATION: From Kingsley: Go North 3 miles on Highway 140, then go East 3½ miles on C-60.

From Pierson: Go North 6 miles on L-25/ Almond Ave, then go West 1 mile on C-60. **From Remsen:** Go South 12 miles on Highway 140, then go East 3½ miles on C-60. **From Quimby:** Go North ½ mile on L-51, then go 12 miles West on C-60.

LEGAL DESCRIPTION: The SE ¼ and the E ½ of the SW ¼ Section 2, Township 90 North, Range 43 West of the 5th P.M Plymouth County IA containing approx. 230 Acres M/L. The acreage has been surveyed and will sell separately from the farmland.

GENERAL DESCRIPTION: Super Flexible Farm & Home & Acreage Site!!

Tract 1: In the offering is a really hard to find farm that gives you the opportunity to possibly vary your marketing alternatives because of the high-quality farmland and also 48+ acres of pasture with a year-round supply of ample water with the West Fork of the Little Sioux on the Northwest corner of the property.

The farmland is great bottom land that the numbers show to be of great quality and really high productive soils. **There are 58+ acres of Galva with a CSR2 average of 95 and 28+ acres of Galva bench with a 100 CSR2 average and 85+ acres of Radford with a 79 CSR2 average rating.** So, as you can see the farmland that is currently tillable is really good farmland.

The Plymouth County FSA office shows 173.9 cropland acres with an 86.9 acre Corn base with a 167bu. PLC Yield Index with an 86.9 acre soybean base with a 51bu. PLC Yield Index. The NRCS office shows the main soil types to be Radford and Galva and the pasture being Ida-Wadena and Steinauer. This will be a great chance to increase your marketing options with the farmland and pasture. There is also the possibility of increasing your productive acres if you would like to convert some of the pasture to cropland. No matter what you want to do you will have the opportunity to make that call. You will not be boxed in to just one option.

Tract 2: Have you always wanted a large tract of land located on a main hard surface road close to town? Here is your chance. Tract 2 offers approximately 9.31 acres located just a few miles NE of Kingsley Iowa, one of the area's most progressive towns on highway C-60.

There is an older 2 story, wood framed home that was built in 1918 with approximately 1,944 sq ft. according to the Plymouth County Assessor. This 4-bedroom home has a full basement, 1 full bath, 1 lavatory and propane gas furnace and central air. There is a single car detached garage and several older outbuildings and yards. Situated on the 9+ acres this could be a blank slate with enough land to be really creative with or a great piece to remodel into a cute country estate. Let your imagination run wild.

Whether you are interested in Tract 1 or Tract 2 or both, you'll be glad you gave these properties strong consideration. Best of luck Bruce and Austin.

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 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. Sellers will pay those taxes that become delinquent October 1, 2023 and all prior taxes based on the current taxes. Acreage taxes will be prorated to the date of final settlement and Possession. 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.

METHOD OF SALE: Tract 1, the farmland, will sell first. Tract 2, the acreage, will sell separately.



FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

GRIFFITH FAMILY FARMS

Jay Phipps - Attorney



BRUCE R. BROCK
Broker/World Champion Auctioneer



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LICENSED IN: Iowa, Nebraska & South Dakota

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AUSTIN POPKEN
Auctioneer/Realtor

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