



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

153.5 Unimproved Acres M/L of High Quality Plymouth Co. Farmland

Section 7, Elkhorn Township, Plymouth County, IA
(Per Original Government Survey)

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

Friday, July 8, 2022 @ 10:00 AM
SALE TO BE HELD AT THE FARM SITE

LAND LOCATION: From Kingsley: Go Northwest 4½ miles on C-66, West 3 miles on C-60, and then go South 1 mile on K-64. From Merville: Go Northeast 5 miles on Highway 140, West 4½ miles on C-70, then go North 3 miles on K-64. From Le Mars: Go South 10 miles on K-49, East 4 miles on C-60, then go South 1 mile on K-64.

LEGAL DESCRIPTION: Part of the SE¼ located in Section 7, Township 90 North Range 44 West of the 5th P.M. Plymouth Co. IA containing approximately 153.5 Acres M/L.

GENERAL DESCRIPTION: Here You Go!! In the offering is a really nice top quality Elkhorn Township Farm. This gently rolling Southern Plymouth County farm is in a fantastic location. Just Northwest of Kingsley and Southeast of Le Mars and East of Hinton right on the highway (K-64) it is perfectly located. We all know the value of efficiencies in today's farming world and location is a big part of more marketing options being available.

The Plymouth County FSA Office shows 144 Cropland Acres with a 73.4 acre corn base with a 165 bushel PLC Yield Index and a 70.7 acre soybean base with a 49 bushel PLC Yield Index and is currently enrolled in the ARC-County Program. The NRCS and Assessors office shows the main soil types to be Galva and Radford with a teeny bit of Ida. It carries a strong CSR2 of 83.7. Very nice for the area. The farm has been well cared for and is in a high state of production.

As we mentioned earlier, when it comes to marketing options, this farm is situated in the heart of the livestock feeding industry surrounded by excellent grain marketing facilities, close to ethanol plants and in the wind turbine footprint. However, no contract has been entered into, so you can make your own determinations on whether or not you want to participate. Having all these options is a luxury a lot of farms don't have. They promise to be a real strengthening factor today and for years to come in providing you and future generations with extra financial security. Be sure to look closely at this opportunity. *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 and the buyer is to receive the last ½ of the cash rent. Sellers will pay those taxes that become delinquent March 1, 2023 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 the 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

DARYL HEIMGARTNER, WAYNE HEIMGARTNER & JILL SHUMAN - OWNERS

Craig Bauerly - Attorney



BRUCE R. BROCK
Broker/World Champion Auctioneer



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