



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

**155 Unimproved Acres M/L of Prime
Plymouth Co. Farmland
Section 20, Remsen Township, Plymouth County, IA
(Per Original Government Survey)**

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

Friday, August 5, 2022 @ 10:00 AM
SALE TO BE HELD AT THE FARM SITE

LAND LOCATION: From Remsen: Go South 2 miles on Highway 140.

From Le Mars: Go East 10 miles on Highway 3, then go South 2 miles on Highway 140.

From Kingsley: Go North 13 miles on Highway 140.

From Marcus: Go West 8 miles on Highway 3, then go South 2 miles on Highway 140.

LEGAL DESCRIPTION: Part of the NW¼ located in Section 20, Township 92 North Range 43 West of the 5th P.M. Plymouth Co. IA containing approximately 155 Acres M/L.

GENERAL DESCRIPTION: THE HEARTBEAT OF THE BEST

In this offering is a fantastic chance to own one of the most powerfully strong producing farms anywhere. The Klohs family has owned this crowning jewel for decades and it shows the pride of that family and the tenant who is a super farmer and has always cared for the land as if it were his own.

The Plymouth County FSA shows 146.3 cropland acres with a 73.9 acre corn base with a 166 bu. PLC Yield Index, and a 72.4 acre soybean base with a 55 bu. PLC Yield Index. The NRCS and Assessors office shows this main soil type to be Galva with some Colo and Primghar soils. The farm carries a really strong CSR2 weighted average of **89.6** and over **65% of the farm carries a 95 CSR2 rating.**

Holy Cow!! Rarely rarely rarely does a super charged, high producing, strong yielding piece like this present itself to you to own. From the excellent care and maintenance to extremely high fertility ratings you are looking at the ‘**Cream of the crop**’. Just a couple of miles south of Remsen on the highway, next to the great grain marketing facilities in Remsen, Marcus (ethanol), Oyens and livestock feeding facilities all around it, what more could you want to give you the maximum marketing opportunities available.

There has never been a better time to own the very best. The Klohs farm will be a true “Crown Jewel” in your land portfolio as well for generations to come. No one has ever gone wrong owning the very best and this truly is top of the line. All the best.

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

KLOHS FAMILY TRUST - OWNERS

Craig Bauerly - Attorney



BRUCE R. BROCK
Broker/World Champion Auctioneer



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