

# BROCK AUCTION COMPANY, INC.

**"The Land Marketing Professionals for Over 100 Years"**  
Proudly Presents

## 154.62 Unimproved Acres M/L of Good Quality Plymouth Co. Farmland

Section 12, Stanton Township, Plymouth County, IA  
(Per Original Government Survey)

**LIVE PUBLIC AUCTION AND ONLINE BIDDING**  
Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on  **HiBid**

**Monday, August 8, 2022 @ 10:00 AM**  
**SALE TO BE HELD AT THE FARM SITE**

**LAND LOCATION: From Le Mars:** Go South 4 miles on K-49, East 3 miles on 230th St.

**From Merrill:** Go East 5 miles on C-44, then continue East 3 miles on 230th St.

**From Remsen:** Go South 4 miles on L-12, West 6 miles on C-38, then go South 2 miles on Noble Ave.

**LEGAL DESCRIPTION:** A part of the NE $\frac{1}{4}$  of Section 12, Township 91 North Range 45 West of the 5th P.M. Plymouth Co. IA containing approximately 154.62 Acres M/L.

**GENERAL DESCRIPTION:** *Up on Top of the World.*

In this offering is one of the best manicured farms in the entire area. This farm is in one of the highest top spots in Plymouth County and as such will take on little water from others. Gently rolling and very easy to farm along with conservation practices used, show how well cared for this farm really is. There may be a possibility to add more acres by checking the need for some of the terraces.

The Plymouth County FSA office shows 151 cropland acres with an 87.9 acre corn base with a 172 bu PLC Yield Index with a 62.8 acre soybean base with a 50 bu PLC Yield Index and is enrolled in the ARC Co. Program. The NRCS and Assessors office show the main soil types to be Galva and Radford and it carries an **87.2 weighted CSR2 average with almost half ( 47.5%) carrying a 95 CSR2**. Absolutely a top quality high, high producing piece of land that you will never regret owning.

The strength of an area plays a huge role in determining the overall strength of any investment but especially land. As evidenced by the surrounding families whose forefathers and mothers had the vision and foresight to see what "could be" with hard work, determination, and controlling their own destiny. They could achieve anything. There are lots of folks who can make this farm their part of continuing that dream for future generations. All who have gone before us have blazed the trail for all to see. Many will follow the path but only one will also have the determination and vision strong enough to see it through! Will it be you? I certainly hope so. Your future generations are counting on you!! Best of luck to all. 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 on January 3rd 2023, 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 1st 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](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**DARVIN & JANE PETERSEN HEIRS— OWNERS**

Roger Petersen, Carol Bunjes, Connie Klohs & Charlotte Langel— Executors

Craig Bauerly - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer

**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
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LICENSED IN: Iowa, Nebraska & South Dakota

#### AUCTIONEERS:

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**AUSTIN POPKEN**  
Auctioneer/Realtor

"The Midwest's Largest and Fastest Growing Auction Company with 4 Generations Serving The Midwest Since 1919"

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