



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

308.32 Unimproved Acres M/L Top High Quality Farmland Offered in 2 Tracts

**Section 9 of Washington Township and Section 6 of Johnson Township
Plymouth County, IA**

(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, August 12, 2022 @ 10:00 AM

Sale to be held at Primebank in Le Mars, Iowa

METHOD OF SALE: Tract 1 will sell first followed by Tract 2. The Tracts will sell separately and not be offered or combined as one unit.

TRACT 1 LEGAL DESCRIPTION: A part of the SW $\frac{1}{4}$ of Section 9, Township 92 North, Range 46 West of the 5th P.M. Plymouth County Iowa containing approximately 152 acres M/L.

TRACT 2 LEGAL DESCRIPTION: The NW $\frac{1}{4}$ of Section 6, Township 92 North, Range 47 West of the 5th P.M. Plymouth County Iowa containing approximately 156.32 acres M/L.

GENERAL DESCRIPTION: In this offering are two excellent Plymouth County Farms.

One in Section 9 Washington Township and one in Section 6 Johnson Township.

Tract 1 consists of approximately 152 unimproved acres M/L. This is an extremely high-quality farm that has everything you could ask for, from super location on Highway 3, to some of the richest soils, not only in the area but statewide. Gently sloping for great drainage and great conservation practices, applied by a great tenant. The FSA office shows 151.43 cropland acres with a 99.3-acre corn base with a 168 bu. PLC Yield Index and a 52.1-acre soybean base with a 47 bu. PLC Yield Index. The NRCS and Assessors office show the main soil types to be mainly Galva with some Radford. The farm carries an *outstanding* weighted **CSR2 average of 87.1 with 42.7% having a 95 CSR2 rating**. Fantastic numbers and high quality!

Tract 2 is a very nice rolling Johnson Township Farm. It has again been farmed by an extremely good farmer who has done a great job of keeping it in a high state of productivity and it is located just a $\frac{1}{2}$ mile North of Highway 3 as well. The Plymouth County FSA shows 137.52 cropland acres with a 92.7-acre corn base with a 168 bu. PLC Yield Index and a 43.3-acre soybean base with a 47 bu. PLC Yield Index. The NRCS and Assessors Office show the main soil types to be Galva and Kennebec and a small amount of Ida. The farm carries a **68.9 weighted average CSR2 however, over 60% of the farm carries over an 81 CSR2**. I feel these are good numbers for this area. Also, this farm is a diamond in the rough. If you want to put in the effort to work on this farm, I believe there is an opportunity to upgrade this land and earn some good, sweat equity.

Whether you want the very top of the line or you want to maybe save a little money and earn it the old-fashioned way by building up a piece that, I believe has potential of becoming great piece as well. Both farms have had a tremendous manure application program utilized. Tract 1 has had hog manure applied 13 of the last 26 years and Tract 2 has had it applied 12 of the last 26 years. How rich must that soil be?! Just another example of the excellent care and management these farms have had.

In todays farming world its becoming more evident that in order to survive and build a future for our families we need all the tools in our arsenal. Location, good soils, great marketing options, maintained conservation practices, efficiency maximization and a whole lot more. These two farms offer all these I believe. And will be something for generations to come, you will be glad and proud that you added them to your portfolio. Whether you want one or both, we wish you the best of luck! Bruce and Austin.

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. (None of the family members will be bidding on these parcels). 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 $\frac{1}{2}$ 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 sale shall supersede any previously written or oral statements.



TRACT 1



TRACT 1



TRACT 2



TRACT 2

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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

SHIRLEY JELKEN ESTATE - OWNER

Randall Jelken, Gloria Miller and Bryon Jelken- Co-Executors

Robert Brock and Gene Collins- Attorneys



BRUCE R. BROCK

Broker/World Champion Auctioneer

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AUSTIN POPKEN

Auctioneer/Realtor

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