



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

250 Unimproved Acres M/L of Nice Quality Plymouth Co. Farmland

Section 19, Henry Township, Plymouth County, IA
(Per Original Government Survey)

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

Friday, September 23, 2022 @ 10:00 AM

SALE TO BE HELD AT THE KINGSLEY COMMUNITY CENTER

LAND LOCATION: From Kingsley: Go 7 miles North on Hwy 140 then go ½ mile West on C44. From Remsen: Go 8 miles South on Hwy 140 then go ½ mile West on C44.

From Le Mars: Go 6 miles South on K49 then go 9 miles East on C44.

LEGAL DESCRIPTION: W½ of the NE¼ and the NW¼ of Section 19, Township 91N, Range 43W of the 5th P.M., Plymouth County, Iowa. Containing approximately 250 acres M/L.

GENERAL DESCRIPTION: Holy Cow!! Another Outstanding Plymouth County Farm!! Here we go again! After nearly 80 years the Hodgen's are offering their family farm. This is really one of the nicest, well cared for pieces in this area to ever be offered at public auction. It also goes to show how rare it is for these prime, long-time family-owned farms to come on the market. It has been in the Hodgen family for 80 years and will undoubtedly be in the next owner's possession for that long or longer. Ideally located on C-44 and just a ¼ mile from Highway 140 between Remsen & Kingsley makes it super accessible and adds to its farming ease.

The Plymouth County FSA Office shows 242.11 cropland acres with a 117.1-acre corn base with a 184-bushel PLC Yield Index and a 114.6-acre soybean base with a 49-bushel PLC Yield Index. The farm is enrolled in the ARC-CO Program. The Plymouth County NRCS Office and assessors show the main soil types to be Galva with some Colo and Radford. The farm carries a strong 82.3 CSR2 weighted average. Outstanding numbers for the area.

There can be no doubt in the strong future of farming for decades to come. With the past as our guidepost, we can get a small glimpse into what the future holds. Fewer and fewer farms in the future and fewer and fewer hands only mean one thing. The opportunities that present themselves today will prove to be unbelievably important to your family's legacy and ability to compete in the future. The future will be no easier than the past, however history will show that the foresight, intestinal fortitude, and smart hard work will undoubtedly reward those who forge ahead. I believe you will look back decades from now with great pride and self-satisfaction and future generations will too!

Best of Luck from all of us at Brock Auction Company.

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 November 11th 2022, 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

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

HODGEN FAMILY PARTNERSHIP– OWNERS

Robert Brock- Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



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AUSTIN POPKEN

Auctioneer/Realtor

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