



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

240 Unimproved Acres M/L of Good Quality
Plymouth County Farmland
Section 31, Johnson Township, Plymouth County, IA
(Per Original Government Survey)

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

Friday, October 7, 2022 @ 10:00 AM

SALE TO BE HELD AT THE SECURITY NATIONAL BANK IN AKRON, IA

LAND LOCATION: From Akron: Go Southeast 1 miles on Hwy 3, go 4 miles South on K13 then go 5½ miles East on C38. From Westfield: Go 9 miles East on C38. From Merrill: Go North 4 miles on K42 then go 9½ miles West on C38. From Le Mars: Go Southwest 2 miles on Hwy 75 then go West 14 miles on C38.

LEGAL DESCRIPTION: The NE¼ and the E½ of the NW¼ all in Section 31, Township 92 North, Range 47 West of the 5th P.M., Plymouth County, Iowa.

GENERAL DESCRIPTION: Great!! Johnson Township Plymouth County Farm.

In this offering is something that is really hard to find these days! “**Certainty**” in an uncertain world. **Certainly**, a good producing farm, well cared for. **Certainly**, an investment that will stand the test of time. **Certainly**, one that you can touch and feel, walk on and it always will **Certainly** be there forever. The farm has been in the Anderson family for several decades and is a great chance to add a significant amount of land into your operation and help build on your family’s holdings.

The Plymouth County FSA office shows 225.85 acres of Cropland with a 111.3-acre corn base with a 148 bu. PLC Yield index and a 111.3-acre soybean base with a 41 bu. PLC Yield index. The Plymouth County Assessor and NRCS Office show the main soil types to be Galva and Ida and Kennebec-McPaul. The Farm carries a weighted CSR II average of 66.4 with over 129 acres carrying a CSR II average range well into the mid to upper 80’s. The farm is enrolled in the ARC County Program. Over the years there has been excellent conservation practices used on the land. One of the areas top farmers has farmed it and cared for it like it was their own.

“**Certainty**”!! What a great word, and owning this farm will only add to that “**Certainty**”, by securing your family’s future in the wonderful world of agriculture. Its hard to find a significant sized piece of land that has all that this farm has going for it. Located right on Highway C38 only adds to access ease and access to all the available marketing options in this rich area. This could very well be the key to anchoring your operations future in farming. We certainly hope you will give this very nice farm strong consideration. I think it will pay good dividends for years to come. Take some of life’s uncertainties out and add some “**Certainty**” into yours.

Best of luck from all of us at Brock Auction Co.

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

DALE ANDERSON AND GARY ANDERSON – OWNERS

Kelsey Langel - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



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