

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

55.6 Unimproved Acres M/L of Super High Quality Plymouth County Farmland

Section 2, Remsen Township, Plymouth County, IA
(Per Original Government Survey)

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

Monday, October 10, 2022 @ 10:00 AM

SALE TO BE HELD AT AMERICAN BANK IN REMSEN IOWA

LAND LOCATION: From Marcus: Go 4 miles West on Hwy 3, then go ½ mile North on L22. From Remsen: Go 4 miles East on Hwy 3, then go ½ mile North on L22.

From Oyens: Go 9 miles East on Hwy 3, then go ½ miles North on L22.

From Le Mars: Go 13 miles East on Hwy 3, then go ½ mile North on L22.

LEGAL DESCRIPTION: Part of the S½ of the NE¼ Section 2, Remsen Township 92 North, Range 43 West of the 5th P.M. Plymouth County Iowa with approximately 55.56 Acres M/L. Per the Original Government Survey.

GENERAL DESCRIPTION: Wow! Some of the Very Best is coming your way!

Without question some of the highest quality farmland anywhere in the world is in this offering. Remember the old adage **"it's not the size of the dog in the fight, it's the size of the fight in the dog!"** The same could be said about this powerful piece of land. It may not be the biggest piece of ground, but it is certainly one of the most productive and powerful anywhere.

The Plymouth County FSA office shows the following approximate breakdowns according to their measurements. Approximately 53.8 cropland acres with a 27.11-acre corn base with a 176 bu. PLC Yield index and a 25.74-acre soybean base with a 53 bu. PLC Yield index. The Plymouth County Assessor and NRCS office show the main soil types to be Galva with some Primghar and Colo. The farm carries a whopping CSR II weighted average of 91.7 with almost 80% of the farm at 95 CSR II. Beyond fantastic, numbers that are almost impossible to find anywhere.

There may be only 55+ acres in this farm, however you will be hard pressed to find a better producing piece anywhere. All you have to say is **"land between Marcus and Remsen"** and everyone understands that you are talking about the **"Gold Standard"** when it comes to **Worldwide Food Producing Land!!!** Great livestock producing programs, fantastic grain marketing facilities at your doorstep, Marcus Ethanol plant 10 minutes away, located on the highway, all combine to make this a true **"Gem"** in your operation. If you have always wanted to own the best, don't let this one slip away.

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 25th 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

JOHN FISCUS – OWNER
Craig Bauerly - Attorney



BRUCE R. BROCK
Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.
30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM
LICENSED IN: Iowa, Nebraska & South Dakota

AUCTIONEERS:
Bruce Brock - Le Mars, IA612-859-3794
Austin Popken - Le Mars, IA.....712-539-1178
Brian Rubis - Le Mars, IA712-253-5481
Darrell Scott - Mapleton, IA712-208-0003
Steve Gaul - Hawarden, IA.....712-551-6586
Adam Karrels - Sturgis, SD.....605-490-1701
Pat Robeson - Sioux City, IA.....712-259-1734
Troy Donnelly - Elk Point, SD.....712-899-3748



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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