



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents
An Unbelievable Opportunity

**40+ High Quality Development/ Farm Acres M/L
Le Mars City Limits - Plymouth County Land
Section 15, America Township, Plymouth County, IA
(Per Original Government Survey)**

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

**Friday, October 21, 2022 @ 10:00 AM
SALE TO BE HELD AT PRIMEBANK IN LE MARS, IOWA**

LAND LOCATION: From Le Mars: Go East on 12th St., then go North on 14th Ave. OR Go East on Plymouth St., then go South on 14th Ave. Located East of the Memorial Cemetery.

LEGAL DESCRIPTION: Sec Pt. SE¼, NW¼, Section 15, Township 92 N., Range 45 W of the 5th P.M., Plymouth County, Iowa.

GENERAL DESCRIPTION: “You are not dreaming!”
“40+ acres in the city limits of Le Mars Iowa” is up for sale at Public Auction!! Le Mars is one of the fastest growing and progressive communities in the entire area. It is almost unheard of to have an opportunity like this come along. With recent development on two sides and with this beautifully laying piece right in the middle of a super residential neighborhood, it is rare indeed.

Besides the potential for prime development the land is excellent farm ground. Gently sloped, high fertility, good farming practices used, only add to the value of this extraordinary piece of land. The Plymouth County FSA office shows 40.89 crop land acres with a 28.8-acre corn base with a 158 bu. PLC Yield Index and a 11.4-acre soybean base with a 48 bu. PLC Yield Index. The farm is currently enrolled in the ARC County Program. The Plymouth County Assessors and NRCS office shows the main soil types to be Galva and Radford and the farm will carry a weighted average CSR II of 82.1. Great numbers and all the potential in the world for great returns.

Stories abound everywhere throughout history about the far-sighted savvy investors who have bought farmland next to a growing city by the acre and down the road sold it by the square foot. All of us have longed for an opportunity like that but seldom have ever had the chance. A truly rare opportunity is staring you in the face. It will no doubt be decades and maybe even never again in our lifetime to have a chance like this. Legacies are built and are expanded upon, on decisions made by those who want to succeed and forge ahead with the mission, guts and determination, in owning the future and not looking back. I hope you will see the benefit for you and your family.

Best of luck from all of us here 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 December 5th, 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

BILL KOOPMAN, LINDA HUGES AND HAROLD SITZMANN HEIRS – Owners



BRUCE R. BROCK
Broker/World Champion Auctioneer

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