

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"
Proudly Presents

126 Unimproved Acres M/L of Nice Plymouth County Farmland Section 7, Stanton Township, Plymouth County, Iowa (Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING
Online Bidding @ [BrockAuction.com](https://www.brockauction.com) & Click on  HiBid

Monday, April 3, 2023 @ 10:00 AM

SALE TO BE HELD AT WILLOW CREEK GOLF COURSE IN LE MARS



LAND LOCATION: From Merrill: Go East 2 miles on C-44, then go South ½ mile on Key Ave. From Le Mars: Go South 3 miles on Highway 75, East 2 miles on C-44, then go South ½ mile on Key Ave. From Hinton: Go North 6 miles on Highway 75, East 2 miles on C-44, then go South ½ mile on Key Ave.

GENERAL DESCRIPTION: Wow 2023 is getting off to a good start with a really nice Stanton Township farm. Harold and his family took a lot of pride in their land when they farmed it and the current tenant is no different and has cared for the farm as if it was his own. The Tooker Farm is superbly located just a couple of minutes from Merrill's Ethanol Plant, Hinton's excellent Grain Markets, and Le Mars as well, and probably 20 minutes from Sioux City's Terminal Markets. Also located in the heart of Plymouth County's huge livestock feeding industry gives you a ton of marketing options. A must for maximum efficiency and survival in today's aggressive agricultural environment.

The Plymouth County FSA office shows 124.63 Cropland Acres with a 93.1-acre corn base with a 175 bu. PLC Yield Index and a 26.9-acre soybean base with a 48 bu. PLC Yield Index. The farm is currently enrolled in the ARC County Program. The Plymouth County NRCS Office and Assessors Office shows the main soil types to be Galva and Radford with a smaller amount of Ida. The weighted CSR II Average is 76 with approximately 77% of the farm averaging in the mid 80's.

As time goes by and we have the benefit of hindsight showing us what decades of care for the land can provide for the future we can really appreciate a farm like the Tooker Farm. If you will follow in the footsteps of those who are currently operating it and who have shown such devotion to farming and the land. This farm will prove to be one you too will be extremely proud to have as part of your operation for years to come. Good luck to all from myself, Bruce, and all of us at Brock Auction Company.

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 May 15th, 2023, 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 currently leased for the 2023 crop year and the new buyer is to receive the last half of the cash rent. Sellers will pay those taxes that become delinquent March 1st, 2024 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](https://www.brockauction.com)

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

HAROLD TOOKER JR. ESTATE – Owners
Craig Bauerly-Attorney



BRUCE R. BROCK
Broker
World Champion Auctioneer
612-859-3794



AUCTIONEERS:

Darrell Scott - Mapleton, IA.....712-208-0003
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