

# BROCK AUCTION COMPANY, INC.

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

Approx. 18 M/L Unimproved Farmland Acres in Plymouth County, IA  
Section 10, America Township, Plymouth County, Iowa  
(Per Original Government Survey)

**PUBLIC AUCTION**  
**LIVE AND ONLINE BIDDING**

Online Bidding @ [BrockAuction.com](https://www.brockauction.com) & Click on  HiBid

Saturday, May 20th, 2023 @ 10:00 AM

Sale be held at the Farm Site - 34645 180th St. Le Mars, IA



**LAND LOCATION:** From Le Mars: Go East 1/2 mile on Plymouth Street, past Gehlen Catholic School to 180th Street. From Merrill: Go North 3 miles on Highway 75, then go East 1 1/2 miles on Highway 3 and continue East on Plymouth Street past Gehlen Catholic School, then continue East 1/4 mile on 180th Street. From Remsen: Go West 8 miles on Highway 3, then go South 1 mile on 14th Ave. NE, then go East 1/4 mile on 180th Street.

**LEGAL DESCRIPTION:** PT of the E 1/2 of the SW 1/4 of the SE 1/4 Sec. 10 Township 92 North Range 45 West of the 5th P.M Plymouth County, IA. Containing approximately 18 acres M/L.

**GENERAL DESCRIPTION:** **SPRING HAS SPRUNG!!** What a wonderful way to start the summer of 2023 and the rest of your life with your very own 18-acre M/L acreage. You can design your own dream property in any manner you can think of as long as you meet the local rules. This exquisite property could not be located any better. With the City limits of Le Mars just on your West boundary, you can enjoy the quiet country life while having all the things city life has to offer only seconds away.

Gene and Kathleen are offering you a once in a lifetime opportunity, to be the proud owners of a rare, rare property. To find a private piece like this that you alone can control so close to one of the fastest growing communities is extremely hard to find. Just minutes from Gehlen Catholic School, Downtown, Churches, Willow Creek Golf Course and the many other amenities, this fast growing, progressive community offers.

Imagine for a moment the wonderful feeling you and your family will have over the years as you enjoy the gentile country life with the solitude that comes from having your very own design. Maybe, the 4 seasons will change before your very eyes with the unobstructed views of nature that you have built into your private retreat. Your kids and grandkids and you having the freedom to roam as you please without any disturbances at all. For a lifetime of enjoyment and a legacy to pass down, your destiny and your family's future will be set, never to be infringed upon.

Good Luck to all. Bruce and all of us from 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 or before July 1st, 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 1/2 of the cash rent. Taxes will be prorated to the date of final settlement. 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

**EUGENE AND KATHLEEN KIPP – Owners**

Craig Bauerly - Attorney



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



**AUCTIONEERS:**

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

**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**

1321 Hawkeye Ave. SW  
Le Mars, IA 51031 - (712) 548-4634

**[WWW.BROCKAUCTION.COM](https://www.brockauction.com)**

LICENSED IN:

Iowa, Nebraska & South Dakota



**BRIAN RUBIS**  
Auctioneer  
712-253-5481



**AUSTIN POPKEN**  
Auctioneer/Realtor  
712-539-1178

"THE MIDWEST'S LARGEST AND FASTEST GROWING AUCTION COMPANY WITH 4 GENERATIONS SERVING THE MIDWEST SINCE 1919"