

BROCK AUCTION COMPANY, INC.

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

152.7 ACRES M/L (OFFERED IN TWO TRACTS)
Tremendous Plymouth County, Iowa Farmland
Section 24, Fredonia Township, Plymouth County, Iowa
(Per Original Government Survey)

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

Friday, March 10th, 2023 @ 10:00 AM
Sale to be held at American Bank in Remsen, IA



METHOD OF SALE: The property will be sold with the high bidder having their choice of Tract 1 or 2 or both tracts. In the event both tracts are taken the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered.

LAND LOCATION: **From Remsen:** Go North 4 miles on L-12. **From Oyens:** Go North 3 miles on K-64, East 3 miles on C-16, then go South 1/2 mile on L-12. **From Le Mars:** Go East 8 miles on Highway 3, then go North 4 miles on L-12. **From Alton:** Go South 9 miles on L-12.

GENERAL DESCRIPTION: **FIVE STAR, FIRST CLASS!**

The Wiebke family will be offering one of the very finest farms to hit the Remsen, Le Mars, Oyens area market in quite some time! Without question there has been some outstanding pieces of land sold in this top area in the past, but none will have been any better than this farm. Parcel 2 with a 95 CSR II and Parcel 1 with a 94.7 CSR II are two of the very best anywhere in the world. In the long tradition of this tightly held family farm area it is extremely rare to have an opportunity to purchase 76 acres or 152 acres like these two pieces offer.

The Plymouth County FSA Office shows 149.91 cropland acres with a 77.3-acre corn base with a 174 bu. PLC Yield Index and a 72.6-acre soybean base with a 56 bu. PLC Yield Index, and they are currently enrolled in the ARC County program. The NRCS and Assessors Office shows the main soil types to be Galva with some Primghar and Radford sprinkled in. They have a weighted average CSR II of 94.7 for Tract 1 and 95 for Tract 2. WOW!!! Super numbers rarely found anywhere.

These 2 tracts of land are truly the **BEST OF THE BEST** found anywhere in the United States and are an outstanding, once in a lifetime, chance to really change and improve your operation. Over the last year or two we have witnessed the importance of owning the best land possible. The ability of your family to carry on and compete effectively in the marketplace of the future depends on the decisions you make today. You can have all the high-priced equipment, have the latest innovations in seed and fertilizer techniques and do everything just right by the book. However, without the best land in your area you will not get the full benefit of all these great new technology marvels. These 2 tracts promise to give you the strongest foundation available known to man!!

Do yourself and your family for generations to come a great service and make sure you provide the strongest foundation possible for the decades ahead. You will never go wrong owning the **BEST!** All the best from Bruce and the entire Brock Auction Crew.

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 April 25th, 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 land is available for farming in the 2023 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

HAROLD G. & LYNN WIEBKE REVOCABLE TRUST – Owners

Gary Wiebke - Trustee Jeff Johnson - 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.....605-492-1701
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

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"

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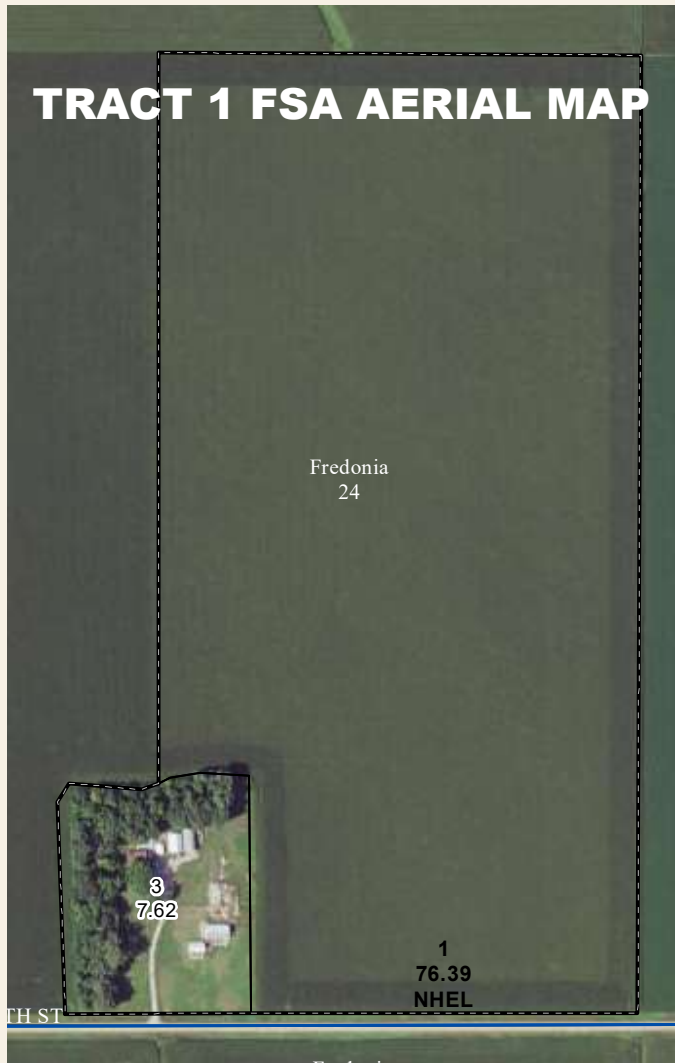
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Bruce R Brock




TRACT 1 FSA AERIAL MAP



TRACT 2 FSA AERIAL MAP



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TRACT 1

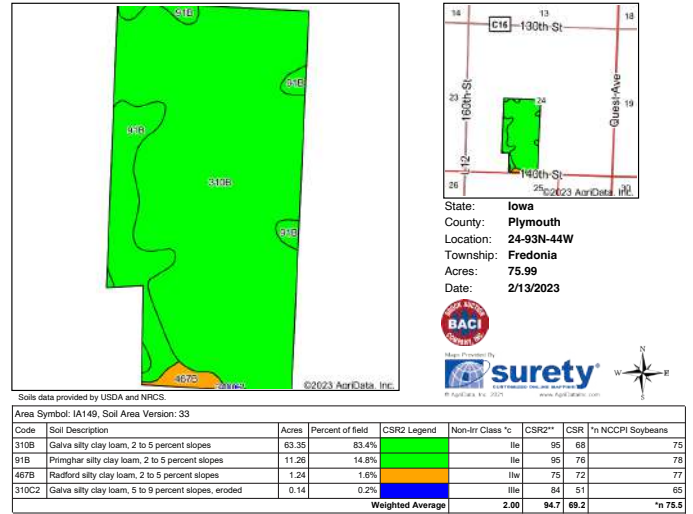
75.99 M/L ACRES



Aerial Map



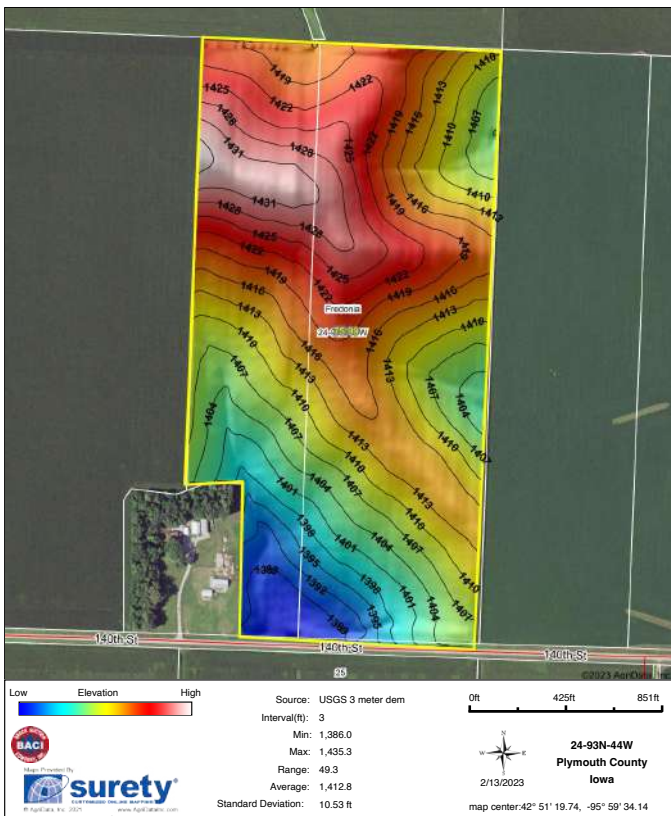
Soils Map



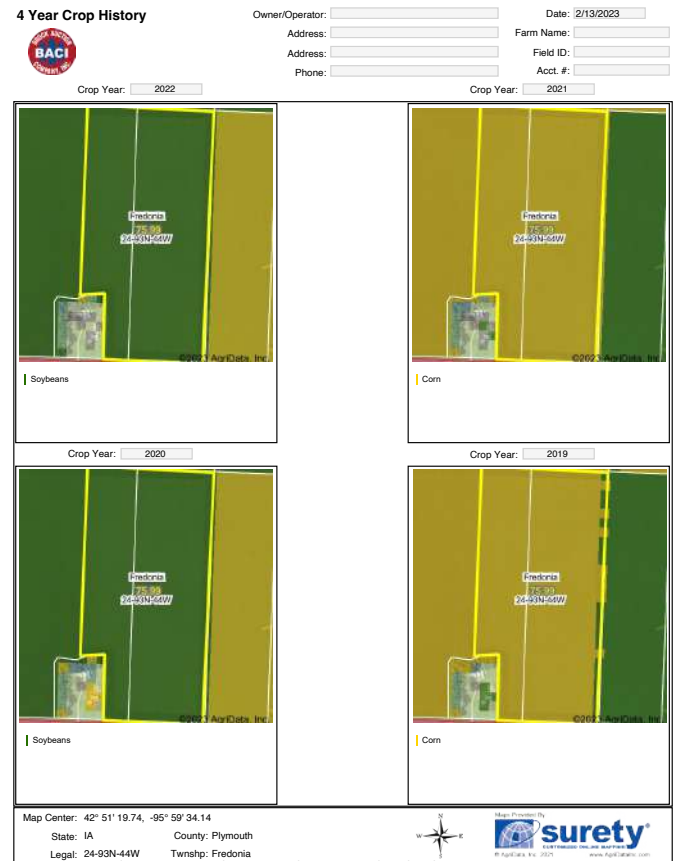
CSR2: 94.7

CSR: 69.2

Topography Hillshade



4 Year Crop History



TRACT 2

76.71 M/L ACRES



**TO VIEW VIDEO GO TO
WWW.BROCKAUCTION.COM**

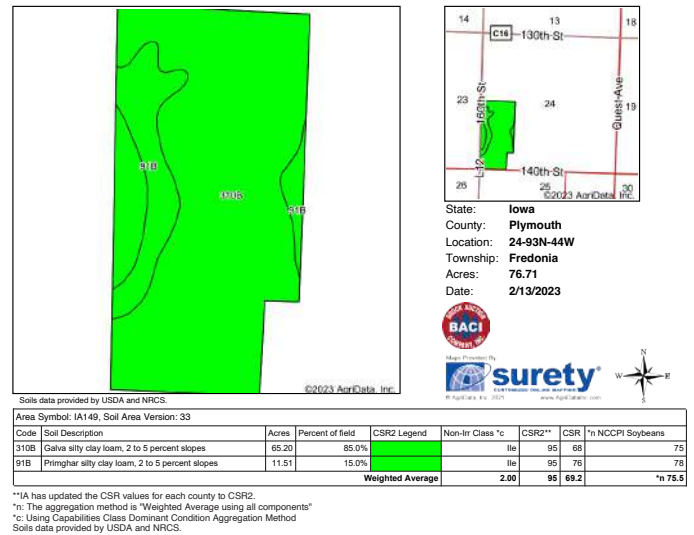
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Aerial Map



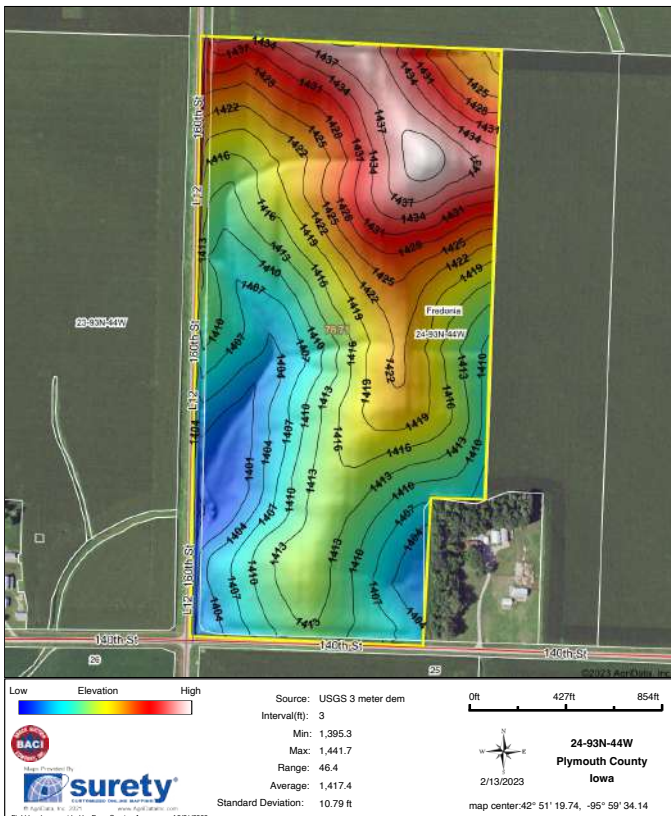
Soils Map



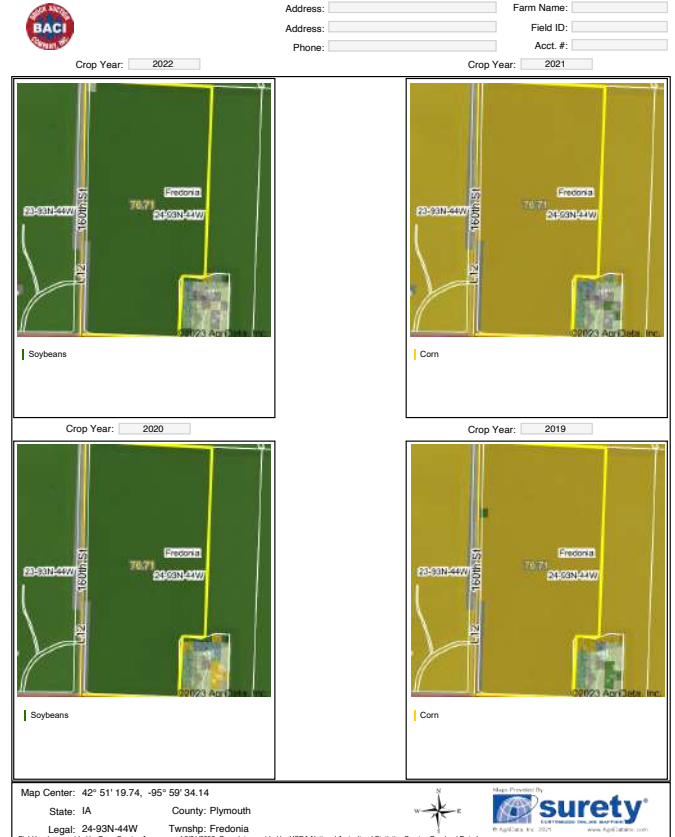
CSR2: 95

CSR: 69.2

Topography Hillshade



4 Year Crop History





Brock Auction Company, Inc.
1321 Hawkeye Ave SW
PO Box 1128
Le Mars, IA 51031

LAND AUCTION



**“The Land Marketing Professionals for Over 100 Years”
Is Extremely Proud to Offer**

152.7 M/L Unimproved Acres

OFFERED IN 2 TRACTS

**Section 24, Fredonia Township, Plymouth County, IA
(Per Original Government Survey)**

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FRIDAY, MARCH 10, 2023 @ 10:00 AM

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