

BROCK AUCTION COMPANY, INC.

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

237.23 Fantastic Certified Organic Acres M/L (Offered in 2 Tracts)
Section 16 & 17, Johnson Township, Plymouth County, Iowa
(Per Original Government Survey)

PUBLIC AUCTION
LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  **HiBid**

Monday, June 5th, 2023 @ 10:00 AM

Sale to be held at the Willow Creek Golf Course in Le Mars, IA



METHOD OF SALE - TRACT 1 will sale first followed by TRACT 2, the tracts will sell separately and will not be offered or combined as one unit.

LEGAL DESCRIPTION: TRACT 1 - 157.23 Acres M/L - NW $\frac{1}{4}$ (Except the acreage) Section 16. TRACT 2 - 80 Acres M/L - E $\frac{1}{2}$ of the SW $\frac{1}{4}$ Section 17, all in Township 92 North Range 47 West of the 5th P.M., all in Plymouth County, Iowa

LAND LOCATION: TRACT 1 - From Akron: Go 8 miles East on Hwy 3, then 1 mile South on Fir Ave. From Le Mars: Go 10 miles West on Hwy 3, 1 mile North on K-22, 2 miles West on Hwy 3, then 1 mile South on Fir Ave. TRACT 2 - From Akron: Go 8 miles East on Hwy 3, 1 mile South on Fir Ave, then $\frac{1}{2}$ mile West on 190th St. From Le Mars: Go 10 miles West on Hwy 3, 1 mile South on K-22, then 2.5 miles West on 190th St.

GENERAL DESCRIPTION: "Diversification Offers More Opportunities!"

In these offerings are two of Johnson Townships highest indexing, top quality farms to be auctioned in quite some time.

Diversity is always a huge part in being able to take advantage of the fast-changing dynamics in our agricultural world. Being able to shift gears on the fly as markets shift is always a challenge that we face and can be hard to accomplish. These two farms offer just that opportunity, where other traditional farms can't. They are both certified organic farms. They have been certified by the Iowa Department of Land Stewardship. Fortunately, these farms are located reasonably close to markets that pay a premium for certified seed to add extra dollars per bushel for your crop. A great tool in your marketing toolbox.

The Plymouth County FSA Office shows TRACT 1 to have 149.79 cropland acres with a 118.40-acre corn base, with a 153 bu. PLC Yield Index, and a 23.20-acre soybean base with a 45 bu. PLC Yield Index. Plymouth County NRCS and Assessors Office shows the main soil types to be 80% Galva with a smaller amount of Radford and carry a weighted CSR II average of 85.7. **AWESOME!!** TRACT 1 also has a newer 17,000-bushel grain bin included and available for use after March 1 of 2024.

TRACT 2 shows 76.59 cropland acres with a 45.8-acre corn base and a 153 bu. PLC Yield Index and a 30.4-acre soybean base with a 45 bu. PLC Yield Index. The NRCS and Assessors office shows the main soil types to be mainly Galva with some Radford and carrying a weighted CSR II average of 83.9. **FANTASTIC** soil ratings for this area.

We all see and hear the talk about, and pressure on the farming world today to meet certain environmental standards. Over the coming decades these ideas and public awareness are likely to increase. The Yeager farms may very well put you ahead of the curve in that respect should you continue to choose the organic route. If you want to use the current traditional farming practice, there is no reason you can't go that route as well. With flexibility being a top priority, you will be in full control of whatever route you choose. How awesome to have complete control over your future plan and direction. Be sure to take full advantage of the opportunity you have with these farms.

Best of luck from all of us at Brock Auction Co.

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 August 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 land is currently under a 60%/40% crop share lease. The new buyer is to receive the owners 40% of the crop and is required to reimburse at closing the owners for their input cost already paid and after title transfer the new buyer will assume any future costs for the 40% owners share. Sellers will pay those taxes that become delinquent September 1st, 2023 and all prior taxes based on the current taxes. The seller to provide buyer with necessary certification paperwork needed to market crop as certified organic if the buyer desires. 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

YEAGER FAMILY VENTURES – Owners
Kelsey Langel - 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, SD605-490-1701
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.

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LICENSED IN:

Iowa, Nebraska & South Dakota



BRIAN RUBIS
Auctioneer
712-253-5481

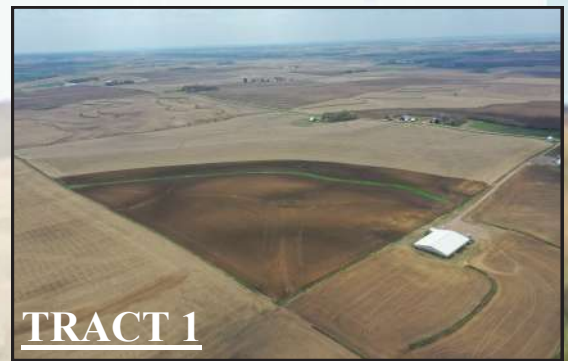


AUSTIN POPKEN
Auctioneer/Realtor
712-539-1178

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



TRACT 1



TRACT 1



TRACT 2



TRACT 2