

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

355 Acres M/L of Unimproved Farmland in Plymouth County, IA

Offered in 3 Tracts

Section 1 & 2 of America Township, Plymouth County, Iowa

(Per Original Government Survey)

PUBLIC AUCTION

LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, November 3rd, 2023 @ 10:00 AM

Sale to be held Primebank in Le Mars, IA



Method of Sale: Tract 1 will be followed by Tract 2 then followed by Tract 3. Tracts will not be combined or offered as a single unit.

LAND LOCATION: From Le Mars: Go 1 mile East on Highway 3. From Oyens: Go 3 miles West on Highway 3. From Remsen: Go 7 miles West on Highway 3. From Carnes: Go 8 miles South on K - 64, then go 3 miles West on Highway 3.

GENERAL DESCRIPTION: Holy cow!! Look at one of the finest farms to come on the market in decades!! These farms have long been admired by 10's of thousands of folks as they drove just on the east edge of Le Mars, Iowa on Highway 3. Superb bottom ground that slowly transitions into a slightly gentle slope and almost lays perfectly. The land has been in the Brauch family a long time, and this is truly an extremely rare opportunity to have the ability to add something like this to your portfolio.

The Plymouth County FSA office has the two main tracts combined into one, so the exact acres will be subject to their calculations. Those combined figures are as follows: Cropland acres 355.42 with a 164.30-acre corn base with a 165 bu. PLC Yield Index and a 164.30-acre soybean base with a 50 bu. PLC Yield Index and it is currently enrolled in the ARC County Program. The Plymouth County NRCS and assessors Office show the main soil types on Tract 1 to be Galva with smaller amounts of Kennebec and Radford. Tract 1 carries an impressive weighted average CSR II of 90.6! WOW!

Tract 2 lays just across the road to the east and is a very nice high quality gently sloping piece as well. It shows the main soil types to be Galva with just a small amount of Radford. Tract 2 also has a weighted average CSR II of 83.7. Both tracts have been farmed for years by one of the area's top farming families, known for caring for the land and keeping it in a high state of production and treating it as if it were their own.

Tract 3 is a small approx. 3 plus acres of trees and grass including Willow Creek laying on the west end of Tract 1 and bordered on the West by Marble Ave. Could make a neat little recreation area suited for hunting and outdoor privacy and enjoyment right next to town with super easy access.

No matter what you are looking for in top quality land, that has the perfect location for farming ease, these tracts fill the bill. As the Brauch family has shown, it is always a great investment to own the very best when everything checks all the boxes like these do. When "Your Farm" becomes the envy of the community you will understand the quiet inner peace and pride that Paul and his family have enjoyed for decades. I hope this will be something that you and your family will beam at every time you drive into the field or simply drive by for decades to come.

All the best from all of us from Brock Auction Co. Thank you.

Bruce R. Brock

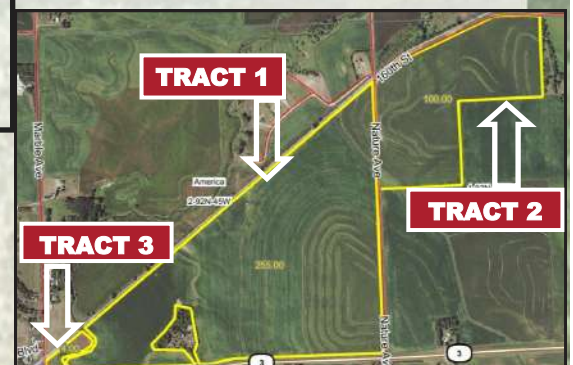
Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C. "The Land Marketing Professionals for Over 100 Years"** will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals 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 December 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. Tract 1 is available to be farmed for the 2024 crop year. Sellers will pay those taxes that become delinquent Oct. 1st, 2024 and all prior taxes based on the current taxes. Tract 2 is currently leased for the 2024 crop year with the new buyer to receive the cash rent. Sellers will pay those taxes that become delinquent Oct. 1st, 2024 and all prior taxes based on the current taxes. Tract 3 sellers will pay those taxes the become delinquent Oct. 1st, 2024 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

PAUL BRAUCH ESTATE/ MICHAEL MOORE & MARK MOORE – Owners

Jim George - Attorney

BROCK AUCTION CO., INC.
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