

# BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

**162.47 Acres M/L of Unimproved Farmland in Plymouth County, IA  
(Offered in 2 Tracts)**

**Section 6 of Elkhorn Township, Plymouth County, Iowa  
(Per Original Government Survey)**

**PUBLIC AUCTION**

**LIVE AND ONLINE BIDDING**

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

**Friday, January 5th, 2024 @ 10:00 AM**

**Sale to be held at Primebank - 37 1st Ave. NW Le Mars, IA 51031**



**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 Kingsley: Go Northwest 5 miles on C-66, West 4 miles on C-60, then go North ½ mile on Noble Ave. From Hinton: Go East 10 miles on C-60, then go North ½ mile on Noble Ave. From Le Mars: Go South 8 miles on K-49, then go East 3½ miles on 280th St. From Remsen: Go West 4 miles on Hwy 3, South 10 miles on K-64, West 1 mile on 270th St., then go South 1 mile on Noble Ave.

**GENERAL DESCRIPTION:** 2024 Starts With a BANG! What a way to begin a new year. The "Ginger" Sitzmann Estate and heirs are offering 162.47 acres in 2 Tracts of some of Southern Plymouth County's top producing farmland. These highly yielding parcels are situated in an absolutely perfect location. It is in the heart of an area known for its strong livestock production as well as just North of Kingsley, South of Le Mars, East of Hinton, West of Pierson and Northeast of Merville, all of whom have excellent grain marketing facilities. All this plus 3 ethanol plants within easy driving distance and Sioux City's terminal markets are just minutes away also. Top quality land, lays well, farmed by a good farm family who takes care of the land, plus all the above, make this a superb opportunity to own 1 or 2 nice farms.

The Plymouth County FSA information is combined for the 2 tracts and will be shared or split according to their regulations if the tracts sell individually. Combined figures show 156.03 cropland acres w/ a 106.3-acre corn base w/ a 162-bushel PLC Yield Index and a 47.3-acre soybean base with a 50-bushel PLC Yield Index. The Plymouth County Assessors and NRCS Office shows the main soil types to be: **Tract 1:** Galva with a small amount of Radford and a little Calco. Tract 1 has a weighted CSR2 average of 86.9. **Tract 2:** Galva with some Radford, Colo, and small amounts of Ida and Calco. Tract 2 has a weighted CSR2 average of 82.2. These farms are enrolled in the ARC County Program.

Everyone asks when the right time is to buy farmland. What is the right answer, is when the opportunity is presented to you in a fashion to fit it into your investment portfolio. Everyone talks in macro-economic terms about markets and trends and what effect they will have in the big scheme of things. The truth is that whatever fits into your world at the time is what matters. Forever in our farming world, good times and tough times, people have stepped up and bought farmland when it became available and never looked back. In almost every case they have been rewarded and proven right. A chance like this doesn't come along every day or even every year to own some of the area's very best. The opportunities are becoming fewer and fewer as consolidation continues to gobble up the available land. Give these farms careful consideration. For your future and your family's legacy, I hope you will see your "Big Picture" right here in front of you.

**From all of us from Brock Auction Company, Good Luck!!**

*Bruce R. Brock*

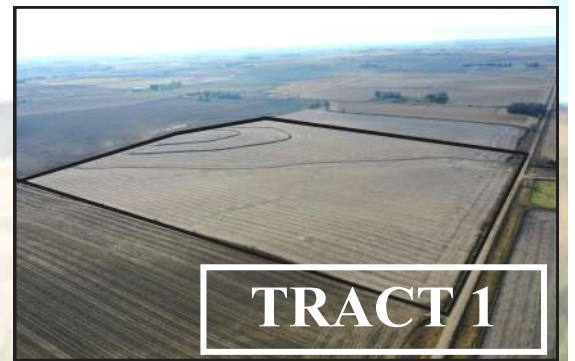
Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** "The Land Marketing Professionals for Over 100 Years" will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals 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 February 15, 2024 upon delivery of clear & merchantable title. The land is available to be farmed for the 2024 crop year. 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. Sellers will pay those taxes that become delinquent October 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**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**JHARLETH(GINGER) SITZMANN LIVING TRUST & JHARLETH SITZMANN HEIRS – Owners**

**David Updegraff - Attorney**



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



**AUCTIONEERS:**

Darrell Scott - Mapleton, IA.....712-208-0003  
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**BROCK AUCTION CO., INC.  
BRUCE R. BROCK REAL ESTATE L.L.C.**

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**WWW.BROCKAUCTION.COM**

**LICENSED IN:**

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**AUSTIN POPKEN**  
Auctioneer/Realtor  
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