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BROCK



AUCTION COMPANY, INC.



“The Land Marketing Professionals for Over 100 Years”
Proudly Presents

107.54 Acres M/L of Unimproved Farmland in Plymouth County, IA OFFERED IN THREE TRACTS

Section 29 & 16 of Preston Township, Plymouth County, Iowa (Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, March 8, 2024 @ 10:00 AM

Sale to be held at Akron Golf Course - 941 Country Club DR. Akron, IA 51001

Offered in Three Tracts - (TRACT 1 - 40 ACRES M/L : TRACT 2 - 31.78 ACRES M/L : TRACT 3 - 35.76 ACRES M/L)

METHOD OF SALE: TRACT 1 will be offered first, immediately followed by TRACT 2, followed by TRACT 3. Tracts will not be combined or offered as a single unit.

LEGAL DESCRIPTION: TRACT 1 - NE¼ of the NE¼ of Section 29, Preston Township, Plymouth County, Iowa containing approx. 40 acres M/L. TRACT 2 - Part of the NW¼ of the NW¼ of Section 29, Preston Township, Plymouth County, Iowa containing approx. 31.78 acres M/L. TRACT 3 - Part of SE¼ of the SW¼ of Section 16, Preston Township, Plymouth County, Iowa containing approx. 35.76 acres M/L.

GENERAL DESCRIPTION: In this offering are 3 very nice tracts of land in Preston Township. All 3 are a little different in what they offer, however all 3 present a well-cared for, highly productive farm with excellent productive soils as their foundation.

Tract 1 is a 40-acre tract of rolling ground that is well terraced and lays very nice. The Plymouth County FSA office shows 37.88 cropland acres with a 28.48-acre corn base with a 181 bu. PLC Yield index and a 9.40-acre soybean base with a 46 bu. PLC Yield index. The Plymouth County NRCS and Assessors office shows the main soil type to be Galva with small amounts of Radford. Tract 1 carries a weighted CSR II average of 84. **Really Great!!**

Tract 2 is another approx. 31.78-acre tract of highly productive land and great soil. The Plymouth County FSA office shows 32.9 cropland acres with a 26.30-acre corn base with a 181 bu. PLC Yield Index and a 6.60-acre soybean base with a 46 bu. PLC Yield Index. The Plymouth County NRCS and Assessors office shows the main soil type to be Galva with smaller amounts of Radford and Ida. The farm carries a weighted CSR II average of 89.6. **Outstanding!!**

Tract 3 is 35.76 acres and a great upgrading candidate if you want to put a little work into it. It appears that some of the pasture on the West and South could be turned into crop land. Check with the NRCS office for guidance. It could pay some big dividends. The FSA office shows 16.56 crop land acres with a 9.5-acre corn base with a 95 bu. PLC Yield Index and a 4.10-acre soybean base with a 27 bu. PLC Yield Index. The NRCS and Assessors office shows the main soil types to be Galva and Radford with small amounts of Ida. The farm carries a weighted CSR II average of 72. **Nice!!**

All the tracts are currently enrolled in the ARC County program.

What a great deal for everyone, whether you are an existing operator who wants to add to your portfolio or if you have always wanted to get your feet wet in the farming world without spending a million dollars to start. Any or all of these parcels offer an awesome opportunity to own great farmland in about anyone's price range. Build equity for future trades or let it help catapult you into a larger piece with these as your steppingstone. A great opportunity like this hardly ever presents itself in this day and age. Don't let it slip away, you may never have another chance like this.

Best of luck to all of you, from all of us at Brock Auction Co.

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 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

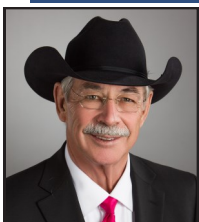
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

VIOLA M. GABEL ESTATE – Owner

Kelsey Langel - Attorney



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