

BROCK AUCTION COMPANY, INC.

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

Approx. 80 Acres M/L of Unimproved Farmland in Plymouth County, IA
Section 14 of Henry Township, Plymouth County, Iowa
(Per Original Government Survey)



PUBLIC AUCTION
LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Monday, January 8th, 2024 @ 10:00 AM

Sale to be held at Kingsley Community Center - 207 E 1st St. Kingsley, IA 51028

LEGAL DESCRIPTION: S½ of the SE¼ Section 14, Township 91N, Range 43W of the 5th P.M., Plymouth County, IA
LAND LOCATION: From Kingsley: Go North 7 miles on Hwy 140, then go East 3½ miles on C-44. From Remsen: Go South 8 miles on Hwy 140, then go East 3½ miles on C-44. From Le Mars: Go South 1 mile on K-49, East 10 miles on C-38, South 4 miles on Hwy 140, then go east 3½ miles on C-44. From Quimby: Go North 4 miles on L-51 then West 12 miles on C-44.

GENERAL DESCRIPTION: WOW! Probably one of the greatest opportunities to buy a nice farm that comes with the chance to add more farmable acres without paying retail cash price. There are a lot of strong soils on this land that aren't currently farmed that with some good old fashioned hard work and ingenuity can be added for the cost of your brain power and foresight. It is really hard to find a good piece like this that allows you to build "sweat equity" and at the same time increase the overall value of the entire farm. In days gone by there has been tons of equity built and lots of fortunes secured by using one's own labor to improve and add value by building up a piece and seeing value where others don't. There aren't many tracts like this one left that offer the chance to do just that.

The Plymouth County FSA Office shows 62.44 cropland acres w/ a 43.60-acre corn base w/ a 160-bushel PLC Yield Index and a 14.70-acre soybean base w/ a 51-bushel PLC Yield Index. The Plymouth County NRCS and Assessor office shows the main soil types to be Colo, Galva, Radford with small amounts of Steinauer and Primghar. The farm carries a weighted average CSR2 of 74. The farm is currently enrolled in the ARC County Program.

Centrally located between Kingsley, Remsen, Marcus, and Pierson right on highway C-44, puts you in an ideal spot. There are grain marketing facilities in all the nearby towns. There are several other marketing options close by such as ethanol plants, large cattle and hog feeding operations, and Sioux City's terminal markets to name a few. The farm has been well farmed and maintained by a good farm family and should be in a strong state of production. Give this farm some real strong consideration and use your ability and foresight to see the real potential here. I think it may pay you big dividends down the road.

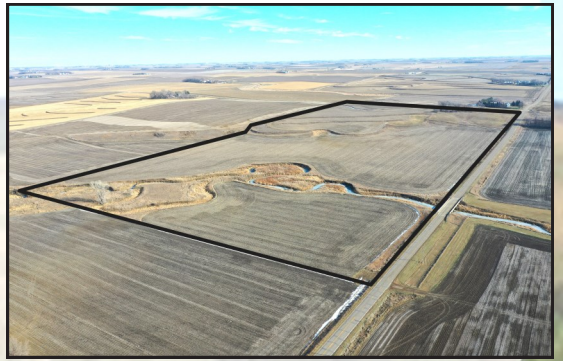
Thanks, and Best of Luck From all of us at Brock Auction Company! *Bruce R Brock*

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 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 farm 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 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

MARCINE HAMES ESTATE – Owner

Wayne Ahrednt - Executor

Scott Bixenman - Attorney

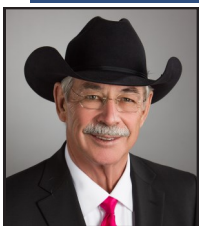
BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.

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