

BROCK AUCTION COMPANY, INC.

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

Great Quality Northwest Iowa Farmland

Approx. 62.97 Unimproved Acres M/L Elgin Twsp., Plymouth Co., Iowa
(Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, June 12, 2020 @ 10:00 AM

Sale Held at the Farm Site

(In case of inclement weather contact Brock Auction Co. for further details.)

LAND LOCATION: From Le Mars: go North 4 miles on Hwy. 75, West 2 miles on C-16, then go North 3/4 of a mile on Key Ave.; From Craig: go East 5 miles on C-12, then South 2 miles on Key Ave.; From Brunsville: go North 3 miles on K-42, East 3 miles on C-16, then North 3/4 of a mile on Key Ave.; From Maurice: go South 7 miles on Hwy. 75, then go West 2 miles on 130th St.; From Sioux Center: go South 15 miles on Hwy. 75, then go West 2 miles on 130th St.; From Ireton: go South 5 miles on K-30, East 5 miles on C-12, then go South 2 miles on Key Ave.

LEGAL DESCRIPTION: The W1/2 of the NW1/4 of Section 19, Township 93N, Range 45W of the 5th P.M., Plymouth County, Iowa, EXCEPT the West 343.0 feet of the South 318.8 feet of the NW1/4 of said Section 19. (Per Original Government Survey)

GENERAL DESCRIPTION: In the offering is a very nice 62 plus acre unimproved parcel of gently rolling Elgin Township farmland. It is extremely rare in this day and age of consolidation of holdings to have a 62 plus acre piece come on the market. If you have always wished you could get started in the wonderful investment world of farmland ownership but didn't want to spend millions, this could be a great chance. Strategically located by Craig, Ireton, Sioux Center, Maurice and Le Mars, you couldn't find a stronger, more ideal setting to own a farm in.

The Plymouth County FSA Office shows 60.45 acres of cropland w/a 32.37 acre cornbase w/ a 141bu. PLC Yield Index and a 28.08 acre soybean base w/a 51bu. PLC Yield Index. The Plymouth County NRCS & Assessors Office shows the main soil types to be Galva, Radford and Ida with a CSR II weighted average of 72.5. **These good numbers as well as the care this farm has had should make it a high yielding, productive farm.** There are lots of options with this farm, be sure to give it serious consideration.

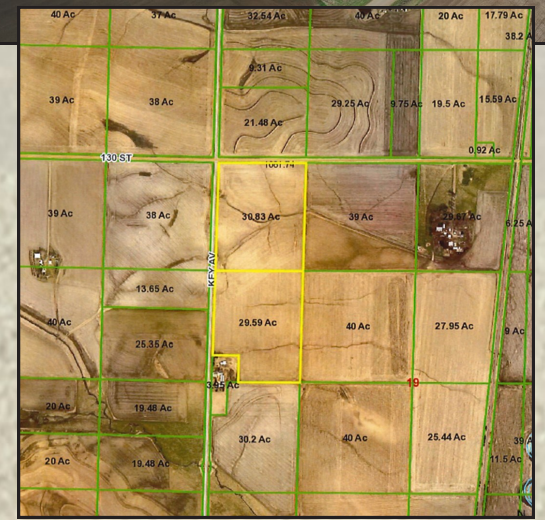
Whether this is your start or an addition to your existing operation you won't be sorry if you add this to your portfolio. Remember, all of the big operations at one time or another started out small when someone back in history took that first bold step. Will that person be you? I hope so! Best of Luck! *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 July 13, 2020 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 leased for the 2020 crop year and the new buyer is to receive the 2020 cash rent. Sellers will pay those taxes that become delinquent October 1, 2020 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 sale shall supersede any previously written or oral statements.



FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

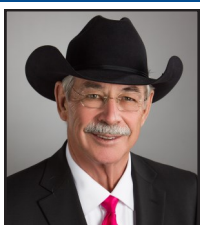
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

DANIEL, DAVID, TIMOTHY, & RICHARD KILKER - Owners

Craig Bauerly - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



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LICENSED IN: Iowa, Nebraska & South Dakota

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