

BROCK AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

“The Ponderosa” A Farm for All Seasons Outstanding America Township Farmland

Sold in 2 Tracts

Tract 1: Approx. 319+ Acres w/Approx. 265 Acres of Cropland & Sand/Gravel Pit

Tract 2: 2 Rental Homes on 3.5 Acres

(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, November 9, 2020 @ 10:30 AM

Sale to be Held at Willow Creek Golf Course - 935 Park Ln., Le Mars, IA

METHOD OF SALE: Tract 1 will be offered first followed immediately by Tract 2. The tracts will be sold individually, they will not be combined and offered as one unit.

LAND LOCATION: Adjacent to North City Limits of Le Mars, Iowa on Mahogany Ave. Across the road from North Greenview Estates and Willow Creek Golf Course

GENERAL DESCRIPTION:

Brock Auction Co. Inc. is proud to be working with Koley Land Co. Inc. in offering one of the most widely known, diverse farms in Plymouth County. This great farm located on the Northern City Limits of Le Mars, Iowa holds the key to great untold and untapped opportunities. Undoubtedly excellent, high indexing farmland forms the backbone of the farm. Unlike most farms, however, this land offers opportunities for a multitude of diverse interests. **Farming, Sand/Gravel Pit, Outdoor Recreation/Hunting and Fishing and Possible Development**, to name just a few on Tract I. Tract II offers rental homes on 3.5 acres. Less than a 1/4 of a mile from the Le Mars city limits.

Farming: Tract 1 will sell as approx. 319.57 acres M/L per the Original Government Survey. The Plymouth Co. FSA Office shows approx. 265.43 Cropland acres w/ approx. 138.76 acre cornbase w/a 172bu. PLC Yield Index, and approx. a 119.06 acre soybean base w/a 48bu. PLC Yield Index, and there is approx. 7.96 CRP acres as well. The Plymouth County Assessors & NCRS Office shows the main soil types to be Kennebec and Galva with smaller amounts of Radford, Ida and Primghar. The farm carries a very nice weighted average CSRII of 81. **Here is the real kicker**, approx. 75.8% of this farm carries a CSRII rating from **91 to 95 WOW!!** If you are looking for great river bottom farmland with great high indexing soils and wonderful potential, so close to Le Mars' great marketing operations as well as close surrounding towns and livestock facilities really close by, I don't think you'll find a better opportunity anywhere within a wide range of this farm.

Let's Talk Diversity & Potential Opportunity!

- * **Sand/Gravel Opportunity:** The farm has an existing pit on it that has been mined in the past. In speaking with someone who has taken gravel and sand from the location, they indicated that they felt most of the gravel and rock had been taken, however, there may be an opportunity for sand to be taken that may be of interest to nearby counties or possible concrete plants. **Potential Extra Income!**
- * **Potential Development Opportunity:** The land is located on Mahogany Avenue which runs along the practice area of Willow Creek Golf Course and just across the road from North Greenview Estate which is new homes built around the Green Golf Course. Great location and possibly some beautiful home settings around the pond created by the sand pit. **Country Estates** like this have the potential to become what life long memories for families are made of.
- * **Hunting/Fishing & Outdoor Recreation:** Very few pieces of land are as sought after as the Koley Land when the fall rolls around and Deer Season gets in full swing. People have marveled for years at the deer that come from this property. The Koley's are known as good conservationists. Over the years they have protected the rivers and streams that are part of the properties and worked closely with government agencies to provide good habitat for all sorts of wildlife. The River and especially the Pit provide some of the areas largest Bass and Pan fish anywhere and great ice fishing also. Just imagine getting your side by side, 4-wheeler or snowmobile out of your garage and go have all the fun you want just our your back door. **Make your own memories that will last forever!**

Tract II: Rental potential or your own home with an extra house to help with the payments. This 3.5 acre tract has a beautiful tree lined lane leading to the two homes situated discretely back from Mahogany Ave. less than 1/4 of a mile from the city limits of Le Mars. There is a 1 story, 1,494 sq. ft., 3 bedroom home with a 530 sq. ft. attic and full basement. There is also a 2 story, 2,444 sq. ft. home. This home has 4 bedrooms and a full basement. There is also a 576 sq. ft. detached garage built in 1989 that is cemented out. There are a couple of other outbuildings as well. Whether you are wanting to invest in rental property or buy a nice home with additional rental income, this is a piece of property to give really close examination.

“The Ponderosa” A Farm For All Seasons!! “Well there you have it” an old friend of mine once told me after describing his farm to me with all its virtues. That's about all I can tell you about this amazing piece of Iowa and Plymouth County History. Some fortunate family is going to walk away with one of the highest quality, coolest farms, we have ever offered. More than likely you will never have another opportunity at this farm ever in your lifetime! Make sure that you give it all the consideration you can, as if your future and your families future may depend on it. It may very well become the cornerstone of your family farming legacy for generations to come. Good Luck to You All! *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 15, 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 2021 crop year and the farm sells subject to that lease with new buyers receiving the \$300 per crop acre. Sellers will pay those taxes that become delinquent October 1, 2021 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 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

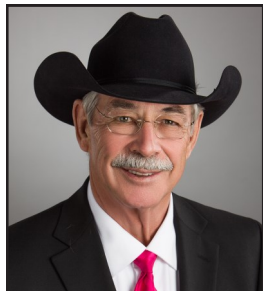
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

KOLEY LAND CO. INC. - Owner

Robert B. Brock II, P.C. - Attorney



BRUCE R. BROCK
Broker/World Champion Auctioneer



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