

# BROCK AUCTION COMPANY, INC.

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

**96.33 Unimp. Acres M/L of Top Quality Plymouth Co. Farmland (Sold Separately) 3.67 Acres M/L with Home and Outbuildings**

**Section 20, Marion Township, Plymouth County, IA**  
(Per Original Government Survey)

**LIVE PUBLIC AUCTION AND ONLINE BIDDING**  
Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on  **HiBid**

**Friday, May 27, 2022 @ 10:00 AM**

**Sale Held at 38625 200th St. Le Mars, Iowa**

**LAND LOCATION:** From Remsen: Go West 4½ miles on Hwy 3, go South 3 miles on K-64, and then go West ½ mile on 200th St. From Oyens: Go South 4 miles on K-64, then go West ½ mile on 200th St. From Le Mars: Go East 4½ miles on C-30, then go South 1 mile on K-64, and then go West ½ mile on 200th St. From Kingsley: Go North 11 miles on Highway 140, West 5 miles on C-38, North 1 mile on K-64, then go West ½ mile on 200th St.

**LEGAL DESCRIPTION:** W½ of the SE¼ & N½ of the SE¼ of the SE¼ all located in Section 20, Township 92N Range 44 West of the 5th P.M. Plymouth Co. IA containing approximately 96.33 Acres M/L. The Acreage has been surveyed and will sell separately from the farmland.

**GENERAL DESCRIPTION:** How awesome is it to live in the garden spot of farming in the world, NW Iowa, Plymouth County and especially the top quality land owned by the Eilene Rolling Estate just 6 miles East of Le Mars, South of Oyens, SW of Remsen and North of Kingsley. Centrally located in the heart of our top quality land, the Rollings are offering some of the very best there is. It has all the attributes you look for in a high quality, top producing piece. The soil index is out of sight with a 92.7 CSR II Rating, it lays just right for straight rows, doesn't take on water from anywhere and has a teeny little bit of slope for good drainage yet no tiling needed. What more could you want.

The Plymouth County FSA Office shows 94.16 Cropland Acres, with a 56.3 acre cornbase with a 169bu. PLC Yield Index, a 34.4 Acre soybean base with a 53 bu. PLC Yield Index and is enrolled in the ARC-CO program. The Plymouth County Assessor and NRCS Office shows the main soil types to be Galva with smaller amounts of Primghar and Radford and a fantastic CSR II weighted average of 92.7. WOW!!

It has long been proven that owning the very best land will make the difference in long term success for decades to come. It is extremely hard to find smaller tracts of such highly productive land, not only now but will become more so in the future. Now will prove to be possibly the best time in history to purchase some of the very best of the best!! Your family's farming future and your legacy that you hand down for future generations depends on the choices you make today. It may not look easy now but with the past as our guide it never has been easy. However, it has almost always been the exact right thing to do and been a spring board for many successful operations. Hopefully this top farm will become your family's strength and spring board for the future as well.

What a charming acreage to call home! What an opportunity! Here is your chance at some of the finest settings and views Plymouth County has to offer. This acreage site was recently surveyed and will include 3.67 Acres, a 2 story frame home with 2,040 square foot of gross living area according to the Plymouth Co. Assessor. The main floor features a spacious kitchen, living room/dining room along with a main floor bedroom and a full bath. There are 2 more upstairs bedrooms with 2 areas perfect for storage, office space or a recreational room. The exterior buildings are a 52'x64' barn, 28'x70' utility building and 2 smaller sheds. With Oyens, Le Mars, Remsen and Kingsley just a stones throw away, the acreage is perfectly placed for your convenience. Just imagine yourself pulling up the driveway after a long day at work. Peaceful, quiet, beautiful are just a few words that describe this rare Plymouth County acreage. Best of Luck to all of you. Bruce and Austin *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 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 2022 crop year and the buyer is to receive the cash rent. Sellers will pay those taxes that become delinquent October 1, 2022 and all prior taxes based on the current taxes. Acreage taxes will be prorated to the date of final settlement and Possession. 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.

**METHOD OF SALE:** Tract 1, the farmland, will sell first. Tract 2, the acreage, will sell separately.



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

TERMS: CASH

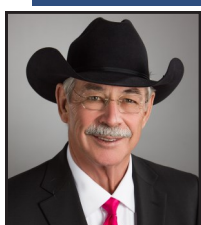
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**EILENE L. ROLLING ESTATE - OWNER**

Alan Rolling, Bruce Rolling and Teresa Manning- Executors

Craig Bauerly - Attorney



**BRUCE R. BROCK**  
Broker/World Champion Auctioneer

**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
30 Plymouth St. SW - Le Mars, IA 51031  
(712) 548-4634 [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)  
LICENSED IN: Iowa, Nebraska & South Dakota

**AUCTIONEERS:**  
Bruce Brock - Le Mars, IA .....612-859-3794  
Austin Popken - Le Mars, IA .....712-539-1178  
Brian Rubis - Le Mars, IA .....712-253-5481  
Darrell Scott - Mapleton, IA .....712-208-0003  
Steve Gaul - Hawarden, IA .....712-551-6586  
Adam Karrels - Sturgis, SD .....605-490-1701  
Pat Robeson - Sioux City, IA .....712-259-1734  
Troy Donnelly - Elk Point, SD .....712-899-3748  
John Herry - Windsor, CO .....970-685-0645



**AUSTIN POPKEN**  
Auctioneer/Realtor

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