

Auction Realty of America &



BROCK



AUCTION COMPANY, INC.



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

112.35 Acres M/L of Outstanding Farmland in Plymouth County, IA

Section 15 of Elgin Township, Plymouth County, Iowa

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Friday, August 2nd, 2024 @ 10:00 am

Sale to be held at Primebank - 37 1st Ave NW Le Mars, IA 51031

LEGAL DESCRIPTION: PART OF THE S¹/₂ OF THE SE¹/₄, AND NW¹/₄ OF THE SE¹/₄ SECTION 15 TOWNSHIP 93 N, RANGE 45 WEST OF THE 5TH P.M. PLYMOUTH COUNTY, IOWA.

LAND LOCATION: From Le Mars: Go Northeast 3 1/2 miles on Highway 60, then go North 1/2 mile on Marble Ave. From Orange City: Go South 5 miles on K-64, Southwest 5 miles on Highway 60, then go West 1 mile on 130th St. From Struble: Go East 1 mile on C-12, South 2 miles on Highway 75, then East 2 miles on 130th St. From Maurice: Go South 7 miles on Highway 75, then go East 2 miles on 130th St.

GENERAL DESCRIPTION: Jean Skotvold was one of Plymouth County's finest quilters for the Plymouth County Fair Quilt Auction every year. Her pride and top attention to detail shows through in this offering of the Skotvold family farm that is now being offered. For almost 70 plus years Jean and Clarence raised a family and nurtured the land with loving care and dedication. This land is really located strategically close to several ethanol plants and tons of livestock facilities. That truly makes the marketing of your grain a breeze and super-efficient. It lays nicely with just a little roll and good gentle drainage and slopes as well.

The Plymouth County FSA Office shows 109.36 cropland acres with a 55.38-acre corn base with a 117 bu. PLC Yield Index and a 53.98-acre soybean base with a 40 bu. PLC Yield Index. It is currently enrolled in the ARC County Program.

The Plymouth County NRCS and Assessors Office show 90% of the farm is gently sloped Galva with 10% Radford. The farm carries a very strong weighted CSR II average of 87.3. **Awesome numbers and strong, strong soils!!**

The land market today has shown strength in the top ground throughout. That will only become more evident in the future as the consolidation and desire for ownership grows in demand. If you are in the farming business for the long term, as most of you are, buying top quality land like the Skotvold farm will keep you and your future family in the game and pay big dividends for years to come. Located just 2 1/2 miles South of the Sioux County line, only approximately 5 miles NE of Le Mars, 1 mile from Seney and 4 1/2 miles SE of Struble puts you in the garden spot of the area. For forward-thinking visionaries with guts and determination this will prove to be a great investment opportunity. Be sure you give yourself that opportunity.

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

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 September 15, 2024 upon delivery of clear & merchantable title. The land is currently leased for the 2024 crop year and the new buyer is to receive the last half of the cash rent. 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 March 1, 2025 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

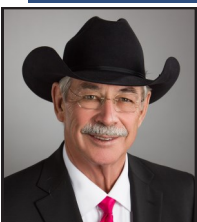
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

AUREL JEAN SKOTVOLD ESTATE – Owner

Brenda Lintz, Elvit Skotvold & Gary Skotvold - Co-Executors

Jim George - Attorney



BRUCE R. BROCK
Broker
World Champion Auctioneer
612-859-3794



AUCTIONEERS:

Darrell Scott - Mapleton, IA.....712-208-0003
Steve Gaul - Hawarden, IA.....712-551-6586
Adam Karrels - Sturgis, SD605-490-1701
Pat Robeson - Sioux City, IA.....712-259-1734
Troy Donnelly - Elk Point, SD.....712-899-3748

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

1321 Hawkeye Ave. SW
Le Mars, IA 51031 - (712) 548-4634

WWW.BROCKAUCTION.COM

LICENSED IN:

Iowa, Missouri, Nebraska & South Dakota



BRIAN RUBIS
Auctioneer
712-253-5481



AUSTIN POPKEN
Auctioneer/Realtor
712-539-1178

“THE MIDWEST'S LARGEST AND FASTEST GROWING AUCTION COMPANY WITH 4 GENERATIONS SERVING THE MIDWEST SINCE 1919”