

BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

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

223 Acres M/L of High Quality Farmland

Offered in 2 Tracts (Acreages Are Not Included In The Sale)

Section 16 & 21, Fredonia Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, October 29, 2021 @ 10:00 AM
Sale Held at Primebank - Le Mars Iowa

METHOD OF SALE: The tracts will be offered in their respective order with Tract 1 being first and Tract 2 being last. Each tract will sell separately and will not be combined. Acreages are not included in the sale.

LAND LOCATION TRACT 1 - From Oyens: Go North 3½ miles on K-64. **From Le Mars:** Go East 5 miles on Highway 3 then go North 4½ miles on K-64. **From Remsen:** Go West 4 miles on Highway 3, then go North 4½ miles on K-64.

LAND LOCATION TRACT 2 - From Oyens: Go North 3 miles on K-64, then go East ½ mile on C-16. **From Le Mars:** Go East 5 miles on Highway 3, North 4 miles on K-64, then East ½ mile on C-16.

From Remsen: Go West 4 miles on Highway 3, North 4 miles on K-64, then go East ½ mile on C-16.

GENERAL DESCRIPTION: In the offering are 2 very nice Plymouth County farms. This sale is made possible by the generosity of a life long resident of Plymouth County who was a proud land owner and someone known for his kindness and devotion to all. Dennis (Denny) Lundgren donated these 2 tracts of land to Floyd Valley Hospital so the people of this area could have state of the art healthcare far into the future. **A Great Gift by a Great Guy! (JD TOYS)**

Tract 1 is a very nice short 80 with the acreage site out of it. The Plymouth County FSA Office shows 71.53 cropland acres with a 37.9 acre corn base with a 195 Bushel PLC Yield Index and a 33.6 acre soybean base with a 57 Bushel PLC Yield Index. The NRCS and Assessors Office show the main soil types to be Galva and Radford with a weighted CSR2 Average of 84.3. Fantastic numbers and high producing soils make this an outstanding farm for someone. Hopefully You!

Tract 2 is a rolling farm of approx. 146+ M/L Acres. This farm is located on County Road C-16 just north of Oyens Iowa. The Plymouth County FSA Office shows 115.98 cropland acres with a 61.2 acre corn base with a 156 Bushel PLC Yield Index and a 12.7 acre soybean base with a 47 Bushel PLC Yield Index. The NRCS and Assessors Office show the main soil types to be Galva, Radford and Steinauer (Pit/Sand & Gravel on approx. 4.5 acres) with a CSR2 of 69.4 The land is a combination of farmland, pastureland and the sand and gravel remanent. There are terraces on the farmland for good conservation practice as well as some lower flat ground by the blacktop. The land has been well farmed and its diversity of compositions makes it more flexible in its uses. Pasture is becoming more and more scarce and is in high demand. That coupled with the cropland and the added bonus of some recreational uses around the pit area for relaxation after a hard days work may make this piece really special!

Both farms are located just a few short miles from Oyens, Remsen, Le Mars and Sioux County all on Highways. This should offer a wide range of marketing options especially with all of the livestock production right out your front door. Ethanol, Wind and a lot more may certainly play a role in the future as well!

THANK YOU ALL IN ADVANCE FOR YOUR INTEREST IN THESE FARMS AND FOR MAKING “DENNY’S DREAM A REALITY.” BEST OF LUCK TO YOU ALL!

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 10, 2021 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. Sellers will pay those taxes that become delinquent October 1, 2022 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.

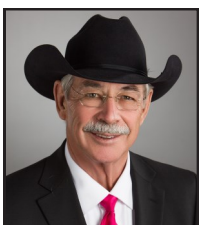
FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

FLOYD VALLEY HEALTHCARE - CITY OF LE MARS - DENNIS LUNDGREN UNITRUST



BRUCE R. BROCK
Broker/World Champion Auctioneer

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