

BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

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

228 M/L Acres of Great Farmland Offered in 2 Tracts

Section 17, Preston Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Monday, August 9, 2021 @ 10:00 AM
Sale Held at the Farm Site

METHOD OF SALE: The property will be sold with the high bidder having their choice of Tract 1 or 2 or both tracts. In the event both tracts are taken the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered.

LAND LOCATION: From Akron: Go East 5 miles on C-16, North 2 miles on Evergreen Ave., then East 2 miles on 130th St. From Ireton: Go West 3 miles on B-58, South 7 miles on K-22, then go West 2 miles on 130th St. From Le Mars: Go West 10 miles on Highway 3, North 5 miles on K-22, then go West 2 miles on 130th St. From Hawarden: Go South 9 miles on K-18, then go East 3 miles on 130th St.

GENERAL DESCRIPTION: In this offering is an Outstanding Plymouth County Farm! What a great opportunity to purchase 1 or 2 of the areas nicest farms that has been in the Lucken Family for decades. The Lucken Family has had a tremendous reputation for their love of the land and the care they have shown for it. The current tenants also have a reputation for taking good care of the land as well. This can fit anyone's desires, whether you want 78 acres or 150 acres or 228 acres, you should be able to make it happen. **Tract 1 is 150 acres M/L. Tract 2 is 78 acres M/L.**

The Plymouth County FSA office shows 223.04 Farmland Acres, 210.29 Cropland Acres w/a 178.69 acre corn base w/a 163 PLC Yield Index, a 31.6 acre Soybean base w/a 51 bu. PLC Yield Index. It is enrolled in the ARC-CO program. The NRCS and Assessors office shows the Main Soil types to be Galva, Radford, with a sprinkling of Ida. The total farm carries a weighted CSR2 average of 79.6. Great numbers, great farming practices should make this farm(s) a high yielding operation.

Large or small amount of land, you get to make the call either way and can't go wrong. The ever increasing pressure on everyone to increase efficiencies with consolidation means only one thing. For you to stay competitive in today's agricultural world, you need to continue to grow to make sure you and your family's future is secure. Location in a great area, with lots of marketing options, these farms should help you accomplish those goals. Best of 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 September 9, 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. The farm is currently leased for the 2021 crop year with the new buyer agreeing to the terms of the lease and to receive the last 1/2 of the 2021 cash rent. Sellers will pay those taxes that become delinquent April 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

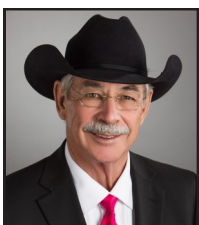
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

DONNA RAE LUCKEN TRUST - Owner

Gregg Lucken - Trustee

Colby Lessmann - Attorney



BRUCE R. BROCK
Broker/World Champion Auctioneer

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AUSTIN POPKEN
Auctioneer/Realtor

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