

# BROCK AUCTION COMPANY, INC. **BACI** AUCTION COMPANY, INC.

**"The Land Marketing Professionals for Over 100 Years"**  
Proudly Presents

**152.7 ACRES M/L (OFFERED IN TWO TRACTS)**  
**Tremendous Plymouth County, Iowa Farmland**  
**Section 24, Fredonia Township, Plymouth County, Iowa**  
(Per Original Government Survey)

**LIVE PUBLIC AUCTION AND ONLINE BIDDING**  
**Online Bidding @ BrockAuction.com & Click on  HiBid**

**Friday, March 10th, 2023 @ 10:00 AM**  
**Sale to be held at American Bank in Remsen, IA**



**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 Remsen:** Go North 4 miles on L-12. **From Oyens:** Go North 3 miles on K-64, East 3 miles on C-16, then go South 1/2 mile on L-12. **From Le Mars:** Go East 8 miles on Highway 3, then go North 4 miles on L-12. **From Alton:** Go South 9 miles on L-12.

**GENERAL DESCRIPTION:** **FIVE STAR, FIRST CLASS!**

The Wiebke family will be offering one of the very finest farms to hit the Remsen, Le Mars, Oyens area market in quite some time! Without question there has been some outstanding pieces of land sold in this top area in the past, but none will have been any better than this farm. Parcel 2 with a 95 CSR II and Parcel 1 with a 94.7 CSR II are two of the very best anywhere in the world. In the long tradition of this tightly held family farm area it is extremely rare to have an opportunity to purchase 76 acres or 152 acres like these two pieces offer.

The Plymouth County FSA Office shows 149.91 cropland acres with a 77.3-acre corn base with a 174 bu. PLC Yield Index and a 72.6-acre soybean base with a 56 bu. PLC Yield Index, and they are currently enrolled in the ARC County program. The NRCS and Assessors Office shows the main soil types to be Galva with some Primghar and Radford sprinkled in. They have a weighted average CSR II of 94.7 for Tract 1 and 95 for Tract 2. WOW!!! Super numbers rarely found anywhere.

These 2 tracts of land are truly the **BEST OF THE BEST** found anywhere in the United States and are an outstanding, once in a lifetime, chance to really change and improve your operation. Over the last year or two we have witnessed the importance of owning the best land possible. The ability of your family to carry on and compete effectively in the marketplace of the future depends on the decisions you make today. You can have all the high-priced equipment, have the latest innovations in seed and fertilizer techniques and do everything just right by the book. However, without the best land in your area you will not get the full benefit of all these great new technology marvels. These 2 tracts promise to give you the strongest foundation available known to man!!

Do yourself and your family for generations to come a great service and make sure you provide the strongest foundation possible for the decades ahead. You will never go wrong owning the **BEST!** All the best from Bruce and the entire Brock Auction Crew.

*Bruce R. Brock*

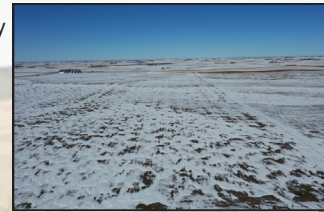
Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** "The Land Marketing Professionals for Over 100 Years" will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals 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 April 25th, 2023, 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 land is available for farming in the 2023 crop year. Sellers will pay those taxes that become delinquent October 1st, 2023 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

**HAROLD G. & LYNN WIEBKE REVOCABLE TRUST – Owners**

Gary Wiebke - Trustee Jeff Johnson - 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, SD.....605-490-1701  
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, 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"**

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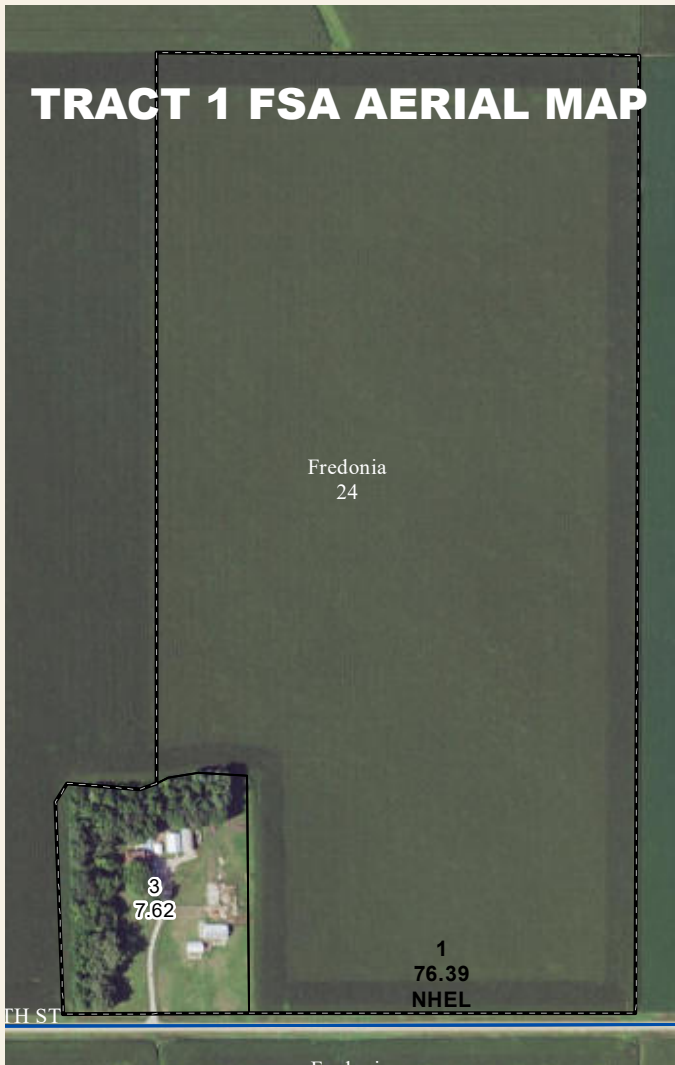
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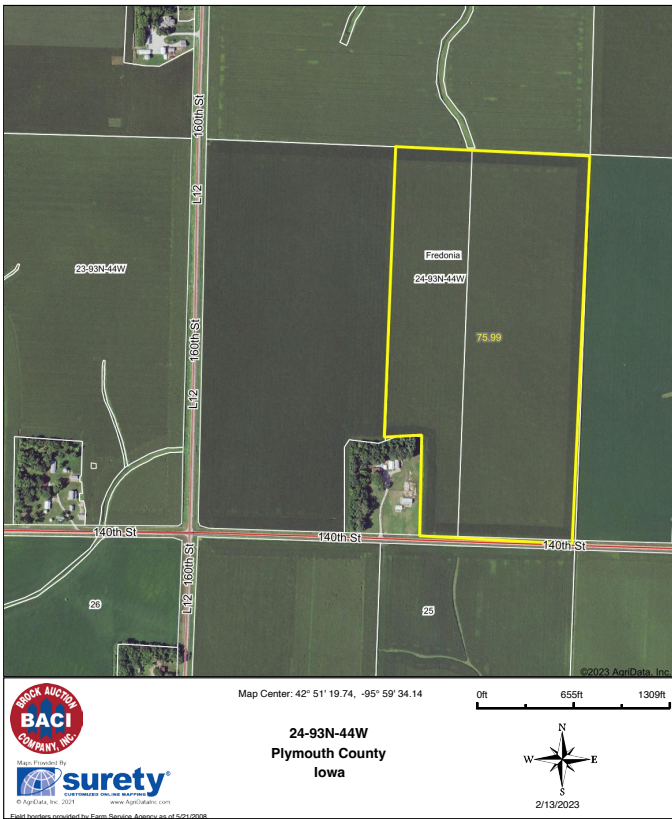
# **TRACT 1**

## **75.99 M/L ACRES**

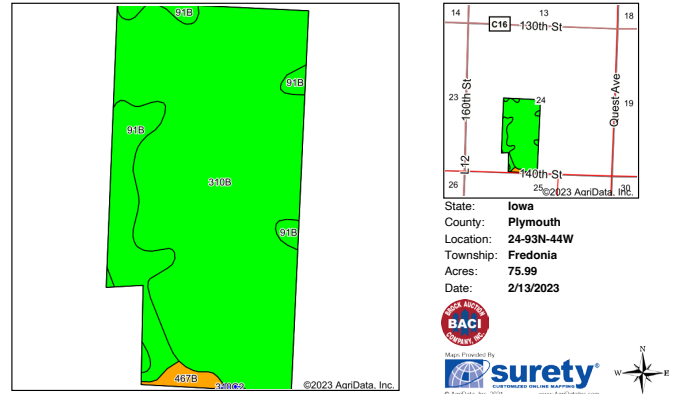




**Aerial Map**



**Soils Map**



State: Iowa  
 County: Plymouth  
 Location: 24-93N-44W  
 Township: Fredonia  
 Acres: 75.99  
 Date: 2/13/2023

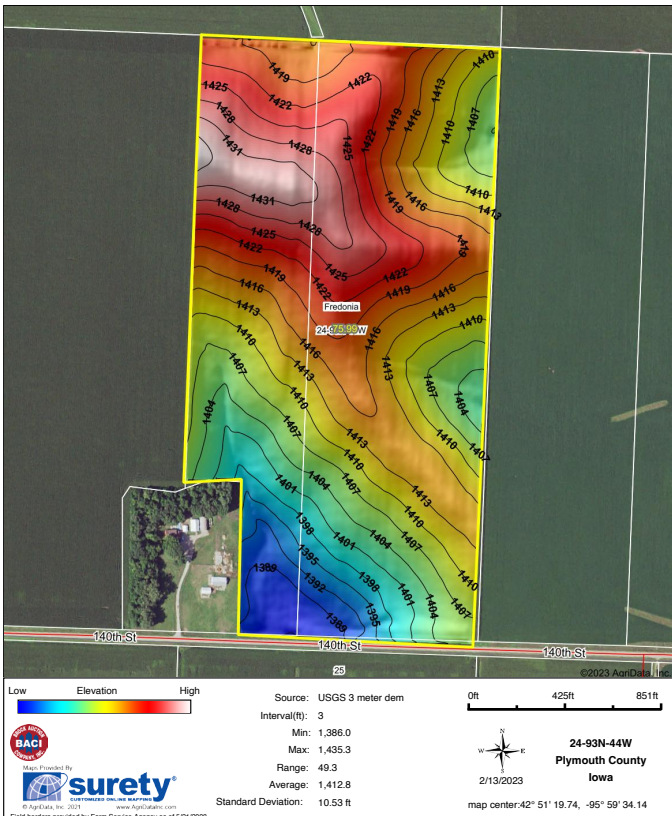
Soils data provided by USDA and NRCS

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	CSR2**	CSR	% NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	63.35	83.4%	Green	IIIc	95	68	75
467B	Radford silty clay loam, 2 to 5 percent slopes	11.26	14.8%	Orange	IIIw	95	72	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	1.24	1.6%	Blue	IIIe	75	72	77
		0.14	0.2%			84	51	65
		<b>Weighted Average</b>				<b>2.00</b>	<b>94.7</b>	<b>69.2</b>

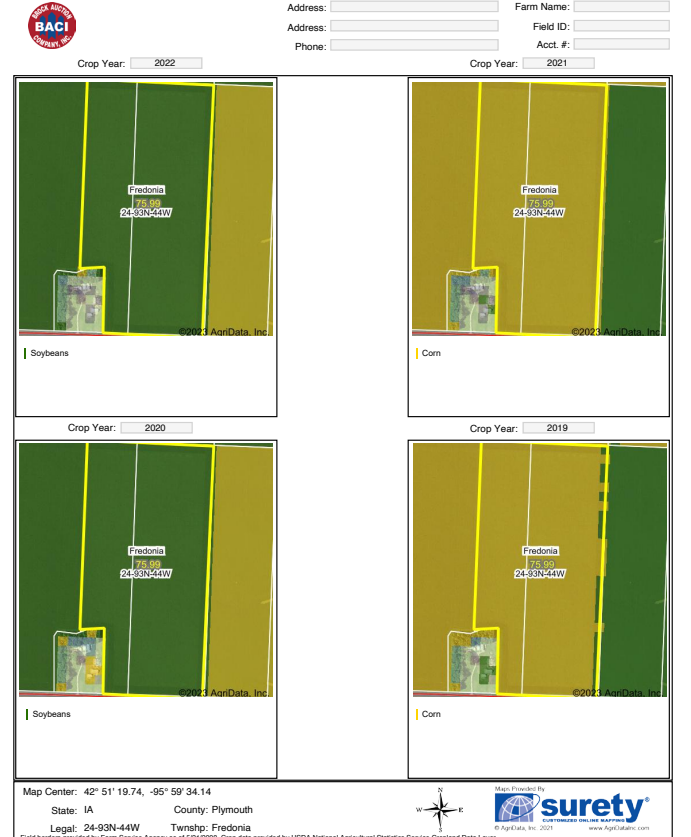
\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

**CSR2: 94.7**  
**CSR: 69.2**

**Topography Hillshade**



**4 Year Crop History**



# **TRACT 2**

## **76.71 M/L ACRES**



**TO VIEW VIDEO GO TO  
[WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

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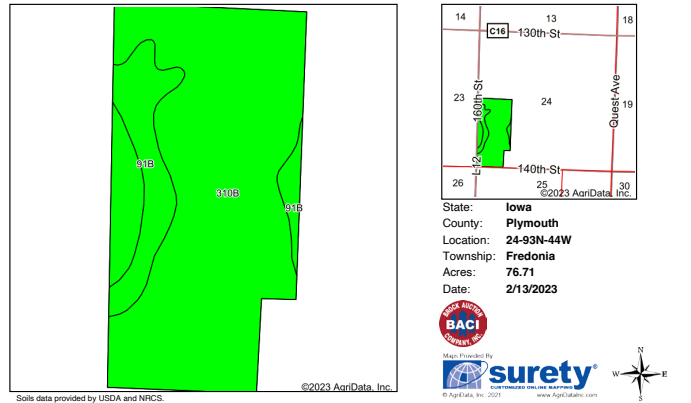
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**Aerial Map**



**Soils Map**



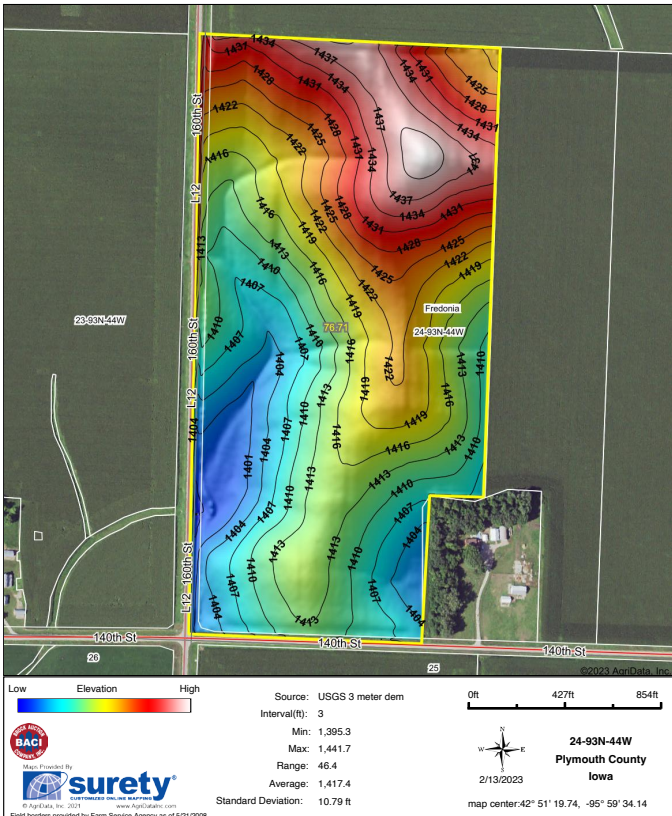
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	65.20	85.0%	95	ile	95	68	75
91B	Pringham silty clay loam, 2 to 5 percent slopes	11.51	15.0%	69.2	ile	95	76	78
				<b>Weighted Average</b>		<b>2.00</b>	<b>95</b>	<b>69.2</b>

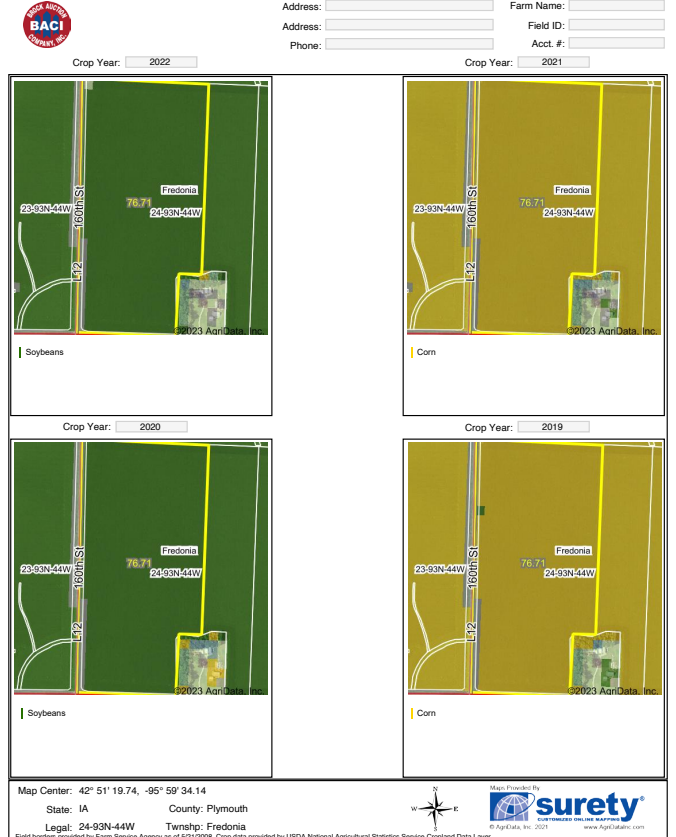
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Soils data provided by USDA and NRCS.

**CSR2: 95**  
**CSR: 69.2**

**Topography Hillshade**



**4 Year Crop History**







**Brock Auction Company, Inc.**  
1321 Hawkeye Ave SW  
PO Box 1128  
Le Mars, IA 51031

# LAND AUCTION



# **BR** **CK AUCTION** COMPANY, INC.

**“The Land Marketing Professionals for Over 100 Years”  
Is Extremely Proud to Offer**

**152.7 M/L Unimproved Acres**

**OFFERED IN 2 TRACTS**

**Section 24, Fredonia Township, Plymouth County, IA  
(Per Original Government Survey)**

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**FRIDAY, MARCH 10, 2023 @ 10:00 AM  
SALE HELD AT AMERICAN BANK-REMSEN**