Auction Realty of America & BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 105 Years"

Proudly Presents

317.42 Acres M/L of Farmland in Plymouth County, IA

OFFERED IN 2 TRACTS

Section 10 of Westfield Township, Plymouth County, Iowa

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on HiBid

Monday, April 21st, 2025 @ 10:00 AM

Sale to be held at the Akron Golf Club - 941 Country Club Dr., Akron, IA 51001

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.

OFFERED IN TWO TRACTS - TRACT 1: 157.42 M/L Acres - TRACT 2: 160 M/L Acres

LEGAL DESCRIPTION: Tract 1– NW¼ (Except the Acreage) of Section 10, Township 92 North, Range 48 West of the 5th P.M., Plymouth County, IA containing approx. 157.42 acres M/L. Tract 2– SW¼ of Section 10, Township 92 North, Range 48 West of the 5th P.M., Plymouth County, IA containing approx. 160 acres M/L.

LAND LOCATION: From Akron: Go 3 miles East on Highway 3. From Westfield: Go 3 miles East on C-38, 4 miles North on K-13, 2 miles East on Highway 3. From Hawarden: Go 14 miles South on K-18, then go 2 miles West on Highway 3.

GENERAL DESCRIPTION: *"Opportunity Knocks As The Future Looks Brighter"*

Brock Auction Co. is proud to be representing the Wanda J. Philips Estate in the offering of their long-time family held farmland. The Philips name is synonymous with strong family farming values for many generations in Western Plymouth County. They will be offering 2 farms for sale that present a rare opportunity for someone to purchase land that rarely comes up for sale. They have had excellent conservation practices used from terraces, conservation tillage and CRP program to meet high quality standards and to maintain them as well.

The 2 farms are combined for FSA office purposes and if sold separately will be divided according to their rules. The Plymouth County FSA Office shows those combined figures to be: 305.28 cropland Acres with a 190.5-acre corn base with a 158 bu PLC Yield Index. There was also 3.62 acres in CRP that came out this year.

The Plymouth County NRCS and Assessors office shows the following: **Tract 1** main soil types to be Galva with smaller amounts of Ida and Kennebec-McPaul. The farm carries a weighted average CSR II of 79.8.

Tract 2 shows the 3 main soil types to be Ida, Galva and Kennebec-McPaul. **Tract 2** has an average weighted CSR II of 59.2. These are good strong numbers for the area and the farm has had excellent care all these years.

Having an opportunity to purchase quality land like these farms doesn't happen very often. A lot of times it's decades, if ever, before someone gets the chance to buy something like this. These farms have everything you could ask for to enhance your grain marketing opportunities. Located right on highway 3 and Diamond Ave., just outside Akron, IA in the heart of cattle and hog county, ethanol plants, Craig, Ireton, Le Mars and Brunsville elevators all with outstanding marketing programs, give you a fantastic chance at outstanding opportunities and flexibility. Whether you would like to buy a quarter or a rare chance at a short ½ section, this will be an opportunity you won't want to miss. Dream a big dream for your future and try your best to make it come true!! Take a hard look at these 2 farms and see if you can envision them in your operation for generations to come and the impact they will have. All the best from all of us at Brock Auction Company and Auction Reality of America.

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 June 6, 2025, upon delivery of clear & merchantable title. The land is currently leased for the 2025 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, 2026, and all prior taxes based on the current taxes. Tract 1 total taxes are approximately $5,900. Tract 2 total taxes are approximately $4,482. 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**

WANDA J. PHILIPS ESTATE

Kelsey Langel - Attorney

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

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