

Auction Realty of America &

BROCK

AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 105 Years”

Proudly Presents

**74.94 Acres M/L of Farmland in Plymouth County, IA
Section 25 of Sioux Township, Plymouth County, Iowa**

OFFERED IN 2 TRACTS

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, April 10th, 2026 @ 10:00AM

Sale to be held at Deer Run Golf Course - 801 1st Ave. N., Hinton, IA 51024

TRACT 1 - 69.62 Acres M/L - TRACT 2 - 5.32 Acres M/L

METHOD OF SALE: TRACT 1 will sell first followed by TRACT 2, the tracts will sell separately and will not be offered or combined as one unit.

LAND LOCATION: From Hinton: Go West 4 miles on C-60, North 2 miles on K-22, West 5 miles on C-43, then go South 1 mile on Evergreen Ave. From Westfield: Go East 7 miles on C-38, South 5 miles on K-18, East 2½ miles on C-43, then go South 1 mile on Evergreen Ave. From Sioux City: Go North on Hamilton Blvd/K-22 10 miles, West 5 miles on C-43, then go South 1 mile on Evergreen Ave. From Le Mars: Go South 4 miles on Highway 75, West 6½ miles on C-44, South 4 miles on K-22, West 5 miles on C-43, then go South 1 mile on Evergreen Ave.

GENERAL DESCRIPTION: In the offering is a very nice rolling Western Plymouth County Farm. This farm has been in the Ream family for many years. Also, it has been farmed for years by one of the areas good farmers who is known for taking good care of the land and keeping it in a good state of production. We want to thank the Ream Family for this opportunity.

Tract 1 is approximately 69.62 acres M/L of farmland. **Tracts 1 and 2** are currently combined for the FSA office and the exact acres will be determined by their standards if parcels 1 and 2 sell separately.

The combined FSA information shows 60.3 cropland acres with a 17.34-acre corn base with a 135 bu. PLC Yield Index and a 7.01-acre soybean base with a 38 bu. PLC Yield Index.

The NRCS and Assessors Office show the main soil types to be Ida and Napier with a small amount of Monona and Castana-Gullied. The farm has a 41.3 average CSR II.

Tract 2 is approximately 5.32 M/L acres of a dream come true building site.

WOW!! If you have dreamt of owning your own private retreat that has all the things you could ever ask for in quiet country living this 5.32 acre blank slate is a rare, rare commodity!!

It offers a unique home site setting, on an excellent location that you pick out overlooking a beautifully forested creek with a lovely quiet brook running right on your own property. Deer and upland game abound, and I can only imagine the enjoyment you will have for years to come, as the different scenes play out in front of you. Mother nature will provide the backdrop for all you need and you can design that perfect home and building layout to complete your dream that you have always wanted to your taste. Located close to Hinton and Merrill, not far from Akron and Westfield, also Le Mars and Sioux City are only a few minutes away, it is in a prime location. Whether you want the entire property or just one of the tracts this should be something you will never regret owning.

Good luck to all of you from all your friends at Brock Auction Company *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 May 22, 2026 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 leased for the 2026 crop year with the new buyer to receive the cash rent. Sellers will pay those taxes that become delinquent October 1, 2026 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

Ryan Ream - Owner

Justin Vondrak - Attorney

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

1321 Hawkeye Ave. SW, Le Mars, IA (712)-548-4634 Licensed in IA, NE, MO & SD



Bruce R. Brock
Le Mars, IA
612-859-3794



Austin Popken
Le Mars, IA
712-539-1178



Brian Rubis
Le Mars, IA
712-253-5481



Troy Donnelly
Elk Point, SD
712-899-3748



Adam Karrels
Sturgis, SD
605-490-1701



Steve Gaul
Hawarden, IA
712-551-6586



Darrell Scott
Mapleton, IA
712-208-0003



Brad Brown
Webb, IA
712-260-2215



David Weidauer
Le Mars, IA
712-541-3033



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