

Auction Realty of America & **BR**OCK AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 105 Years”

Proudly Presents

**129.85 Acres M/L of Farmland in Plymouth County, IA
Section 29 of Hungerford Township, Plymouth County, Iowa**

(Per Original Government Survey)



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



Friday, August 28th, 2026 @ 10:00AM

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

Legal Description: Part of the E ½ of Section 29, Township 90 N Range 46 W of the 5th P.M. Plymouth County, Iowa. Approximately 129.85 Acres M/L.

LAND LOCATION: From James: Go East 1 mile on C-70, then go North ½ mile on Imperial Road. From Hinton: Go South 4 miles on Highway 75, East 1 mile on C-70, then go North ½ mile on Imperial Road. From Sioux City: Go North 4 miles on Highway 75, East 1 mile on C-70, then go North ½ mile on Imperial Road.

GENERAL DESCRIPTION: Opportunity with options!! The Bertrand Family is offering a really good Southern Plymouth County farm that is located as good as you could ask for. Just a few miles North of Sioux City's and Hinton's great grain marketing facilities and just a ¼ of a mile off highway 75 makes marketing super easy. This high quality combination farm offers great aspects, gentle hills to the East, sloping down to high quality river bottom ground. There are some trees on both sides of Imperial Road that dissects the farm for anyone interested in outstanding deer and upland game possibilities and Floyd River on the West end of the property. There is also a nice 12,000 bushel electric drying bin for self-storage if you like.

The Plymouth County FSA office shows 106.51 acres of cropland with a 58.45-acre corn base with a 112 bu. PLC Yield Index and a 14.41-acre soybean base with a 37 bu. PLC Yield Index.

The Plymouth County NRCS office and the Assessors office show the main soil types to be McPaul and McPaul – Kennebec with 23% Ida, and smaller amounts of Napier and Kennebec. The farm carries a nice 64.5 weighted CSR II average.

It is extremely hard to find land that offers what this farm does. Surrounded by acreages and home sites shows future development is not out of the question along with some recreational areas for hunting and UTV and ATV potential. All these extras on top of some very nice farmland to produce a good income. What a great spot to own property. You literally can be minutes from anywhere in Sioux City or Hinton and Southern Plymouth County. Urban sprawl and other outside factors are going to put a premium on this hard to find property more and more as time goes on. You owe it to yourself to check this out and see for yourself what a cool place it truly is.

Best of luck from all of us 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 October 9, 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 and the new buyer is to receive the last half of the cash rent. Sellers will pay those taxes that become delinquent March 1, 2027 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

Robert Bertrand Trust - Owner

Bob Rehan - 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”