

LAND AUCTION



125.57 AC± | 3 TRACTS | PLYMOUTH CO, IA

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/18/25 | **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: AMERICAN BANK
CONFERENCE ROOM, 400 WEST HWY 3, REMSEN, IA 51050

A rare opportunity to own 125.77 +/- taxable acres of highly productive Plymouth County, IA farmland!

Located in Section 8 of Remsen Township, these highly productive tillable farms carry a weighted average CSR2 of 86.09. This farm has a PLC yield of 169 bushels on corn and a PLC yield of 42 on soybeans. The primary soil types are Galva, Radford, Calico, and Primghar. These are quality farms in a highly desirable and sought-after area in Plymouth County. They will continue to produce strong yields year after year with future development potential. These farms would make a great addition to your current farming operation, a great place to invest your 1031-Exchange funds, or a solid investment to diversify your investment portfolio.



TRACT 1 DESCRIPTION:

This tract contains 19.12 +/- gross acres. The predominant soil types include: 310B, 310C2-Galva, 4667B-Radford. The average CSR2 is 84.71. Take advantage of this opportunity to own some prime Plymouth County farm ground.

Deeded Acres: 19.12 +/-
Soil Types: 310B, 310C2-Galva, 4667B-Radford
Soil PI/NCCPI/CSR2: 84.71 CSR2
CRP Acres/payment: None
Taxes: \$548
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: Pt Lot 2 Boever Add (Pt Nw ¼ Nw ¼)
PIDs: 14-08-100-008
Lat/Lon: 42.80552, -95.95396
Zip Code: 51050

TRACT 2 DESCRIPTION:

This property contains 34.95 +/- gross acres. The predominant soil types include: 310B, 310C2-Galva, 4667B-Radford, 91B-Primghar. The average CSR2 is 90.28. It doesn't get much better than this, don't miss out on this rare chance to own this extremely productive tract of farm ground with a CSR2 above 90!

Deeded Acres: 34.95 +/-
Soil Types: 310B, 310C2-Galva, 4667B-Radford, 91B-Primghar
Soil PI/NCCPI/CSR2: 90.28 CSR2
CRP Acres/payment: None

Taxes: \$1,066
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: Pt Lot 2 Boever Add (Pt Ne ¼ Nw ¼)
PIDs: 14-08-100-010
Lat/Lon: 42.80549, -95.9502
Zip Code: 51050

TRACT 3 DESCRIPTION:

This property contains 71.50 +/- gross acres. The predominant soil types include: 310B, 310C2, 310D2-Galva, 733-Calico, 4667B-Radford, 91B-Primghar. The average CSR2 is 84.43. Here is a great tract right off a paved road with easy access, close to the local elevator, and a high CSR2 rating.

Deeded Acres: 71.50 +/-
Soil Types: 310B, 310C2, 310D2-Galva, 733-Calico, 4667B-Radford, 91B-Primghar
Soil PI/NCCPI/CSR2: 84.71 CSR2
CRP Acres/payment: 1.40 acres / \$409.64/acre
Taxes: \$2,268
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants rights for 2024
Survey needed?: No survey needed
Brief Legal: Pt Lot 2 Boever Add (Pt Ne ¼ Ne ¼)
PIDs: 14-08-200-001, 14-08-200-002
Lat/Lon: 42.80577, -95.94526
Zip Code: 51050

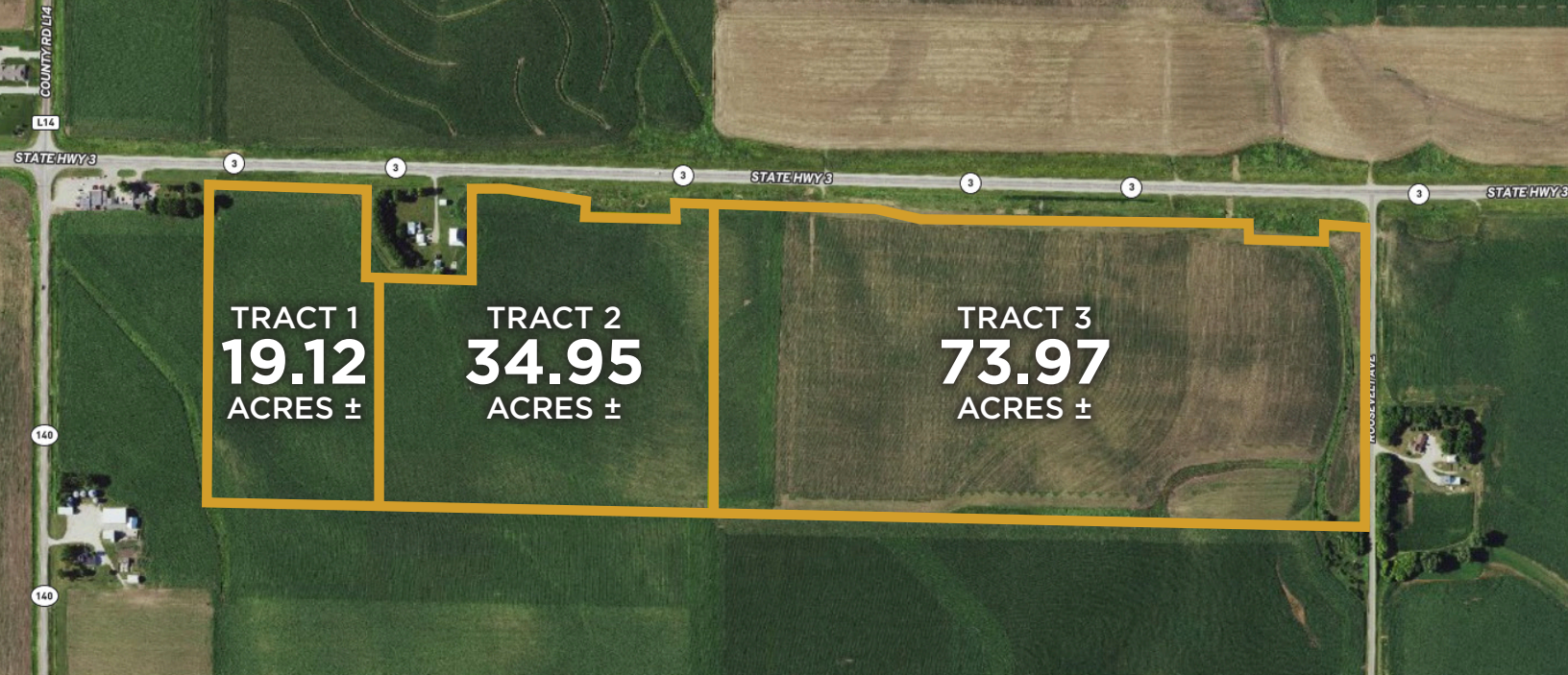
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CLAY ANDERSON, AGENT: 712.231.9194 | clay.anderson@whitetailproperties.com

SELLER'S ATTORNEY: BARRY THOMPSON
4 EAST 2ND ST, PO BOX 219, KINGSLEY, IA 51028 | 712.378.3611

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Clay Anderson, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 712.231.9194 | Cody Lowderman, IA Auctioneer, B64102000



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