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BROCK AUCTION CO., INC.

Presents

Hungerford Township, Plymouth Co., IA
Unimproved Approx. 145 Acres of Good Quality Farmland

PUBLIC AUCTION

Saturday, July 26th, 2008 at 10:00 a.m.

Location: On the farm located 6 1/2 miles South East of Hinton, Iowa on Highway K-42; or 11 1/2 miles West of Kingsley, Iowa on Highway C-70; or approx. 4 miles North of Sioux City, Iowa on Highway 75 then East 4 miles on Highway C-70; or 4 miles North of Lawton on Highway K-49 then West on Highway D-12 then 2 miles North on Gravel.

Legal Description: A part of the NW 1/4 of Section 36, Township 90 North, Range 46 West of the 5th P.M., Plymouth County, Iowa.

General Description: In the offering is a gently rolling southern Plymouth County good quality farm. The Plymouth County FSA Office shows 160 acres farmland, 142 Cropland acres, with a 70.3 acre Corn Base with a 90 bushel direct yield index and a 110 cc yield index, a 59.7 acre soybean base with a 30 bushel direct yield index and a 36 bushel cc yield index and 9.5 acres of CRP. The Plymouth County NRCS and Assessors Office shows the main soil types to be Ida, McPaul-Kennebec, and Monona with CSR's ranging from 26 to 70 and averaging approximately 47.

It is hard to find a good farm so strategically located only a few miles from several great marketing facilities. This farm is located right on highway C-70 with ease of access from several towns. The farm is in a good state of production and farmed by a good young farmer who has taken good care of it. The farm has a history of being a good producing unit and with the CRP strips shows you how well it has been cared for by both the tenant and the family. This is a great opportunity to add on to an existing operation or a great starting point in land investing. This is a very nice farm for the area and one we're sure you will want to give strong consideration to owning. There is no better time than right now to start.

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 : *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 upon delivery of clear and merchantable title. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given on the date of final settlement. The farm is currently leased for the 2008 crop year and the new buyer is to receive 1/2 of the 2008 cash rent. The sellers will pay those taxes that become delinquent April 1, 2009 and all prior taxes based on the current taxes. Description and information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warrantees actual or implied. Property is sold "as is", so inspect to the extent deemed necessary and rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers' interest in the transaction. The sale is subject only to the owner's approval. All announcements made the day of sale shall supersede any previously written terms.*

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

Jim & Lorraine Anderson & Erma Anderson Estate, Owners

Licensed in Iowa

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