

BROCK AUCTION CO., INC.

Presents

Liberty Township, Plymouth County, Iowa
 Approx. 80 & 150 Acres Unimproved Acres of
 Quality Farmland at



PUBLIC AUCTION

Monday, July 21st, 2008 at 10:00 a.m.

Location: From Merrill, IA go 8 miles West on Hwy C-44, then 2 miles South on Fir Ave.; or from Hinton, IA go 4 miles West on Hwy C-60, then 2 miles North on Hwy K-22, then 3 miles West and North on Hwy C-43 then continue North on Fir Ave.

Legal Description: Parcel One: S 1/2 of the SE 1/4 of Section 17, Township 91 North, Range 47 West of the 5th P.M., Plymouth County, Iowa. **Parcel Two:** The SW 1/4 of Section 16, Township 91 North, Range 47 West of the 5th P.M., Plymouth County, Iowa; Except for 10 acres w/ the building site.

General Description: In the offering is a very nice pair of Liberty Township, Western Plymouth County Farms. Both parcels have been farmed well by good area farmers. They have had good conservation measures practiced, with excellent terraces & contouring applied. Located only 10 miles from Sioux City, Merrill & Hinton they should be very desirable for many of you.

Plymouth County FSA office shows 240 Farmland acres, 213.7 Cropland Acres, with a 105.9 acre corn base with a 94 bu. Direct Yield Index and a 120 bu. C.C. Yield Index, a 103.2 acre soybean base w/a 34 bu. Direct Yield index and a 41 bu. C.C. Yield Index; & a 4.6 acre oat base with a 71 bu. Direct Yield & a 51 bu. C.C. Yield Index. The Plymouth County NRCS & Assessors Office show the main soil types to be Ida, McPaul - Kennebec, Galva with some Monona, Napier & Water. CSR's Range from 5 to 70 with averages on the 80 at approximately 51.5 on the 150 at approximately 47.54. This sale should prove to be a great opportunity to buy from 80 or 150 acres or up to 230 acres & the farmland will fit any size operation. In the high demand grain farming & marketing of today, being only minutes from Merrill's new ethanol plant and from Hinton's & Sioux City's grain terminals, you will really be able to maximize your marketing options. With land being such a highly sought after commodity and with such a bright outlook for the future of agriculture in this area, you will certainly want to take advantage of this great buying opportunity & add a piece or two to your farmland holdings. You are now in control of your own destiny!!

The Property will be sold as choice of Parcel 1 or Parcel 2 or both. In the event both parcels are taken, the auction of the land is over. The parcels will not be combined and sold as one unit.

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 warranties 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 owners' approval. All announcements made the day of sale shall supersede any previously written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Vivian Attrill Estate - Owners

Licensed in Iowa

Licensed in South Dakota

BROCK AUCTION CO., INC.



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