

BROCK AUCTION CO., INC.

Presents

Washington Township, Plymouth Co., IA
 Approx. 235 Unimproved Acres of Good Iowa
 Farmland Plus 5 Acre Acreage & Home at



PUBLIC AUCTION

Friday, May 16, 2008 at 10:00 a.m.

Open House on Saturday, May 3, 2008 & Saturday, May 10, 2008 from 1:30 - 3:00 p.m.

Location: On the farm located 1 mile South of Le Mars, Iowa on Highway 75 then 3 1/2 miles West on Highway C-38; or 2 miles North of Merrill, Iowa on Highway K-42 then 1 1/2 miles West on Highway C-38; or 4 miles South of Brunsville, Iowa on Highway K-42 then 1/2 mile West on Highway C-38.

Legal Description: The SW 1/4 & the W 1/2 of the SE 1/4 of Section 28, Township 92N, Range 46 West of the 5th P.M. Plymouth County, Iowa.

General Description: In the offering is a nice Washington Township Farm. This rolling farm has good terraces and conservation practices have been used. The farm is currently leased for the 2008 crop year and the new buyer is to receive that rent. The current tenant has done a nice job farming and the land is currently in a high state of production. The Plymouth County FSA office shows 200.3 cropland acres, with a 108.5 acre cornbase/with a 94 bu. CC & direct yield index, a 91.8 acre soybean base with a 34 bu. direct & CC yield index. The Plymouth Co. NRCS office shows the main soil types to be Ida, Monona, McPaul Kennebec & CSR's ranging from 26 to 70 with an average in the low to mid 40's.

Here is a farm that is located only a couple of miles from the new Merrill Ethanol plant & only 4 miles from Le Mars & not very far from Hinton & Sioux City's grain marketing facilities. Located right on Highway C-38 the ease of access to & from the land make this piece most desirable. It's hard to find large tracts of land in this day and age. This will surely be one of those you will want to add to your current operation.

The acreage will include a 2 story wood framed home that is currently uninhabited. There are 2 smaller grain bins and some outbuildings & yards. Here is a cool piece of property that offers you the opportunity to fix up the house or start over on your own property with a new home. Located right on the highway only minutes from town makes this acreage very attractive.

There will be 2 Open Houses and they will be held Saturday, May 3, 2008 and Saturday, May 10, 2008 from 1:30 - 3:00 p.m.

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 & merchantable title. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. The farm is currently leased for the 2008 crop year & the new buyer receives that rent, which is \$150 an acre on 200.2 acres. Ownership possession on parcel one will be given on the date of final settlement. Possession of acreage will be given on final settlement. The sellers will pay those taxes that become delinquent October 1st, 2008 and all prior taxes based on the current taxes on farmland, acreage taxes will be prorated to the date of possession. Descriptions 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 owners approval. All announcements made the day of the sale shall supersede any previously written terms.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BAC

Boettger Family Farms, Owners

Licensed in Iowa

BROCK AUCTION CO., INC.

Licensed in South Dakota



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