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BROCK AUCTION CO., INC.

Presents

Johnson Township, Plymouth County, Iowa
Unimproved 80 Acres Of Outstanding Farmland

PUBLIC AUCTION

Monday, April 18th, 2011 at 10:00 a.m.

Location: On the farm located 10 miles West of Le Mars, Iowa on Highway 3, then 1/2 mile South on Highway K-22; **OR** 3 miles West of Craig, Iowa on Highway C-12, then 7 1/2 miles South on Highway K-22; **OR** 5 miles West of Brunsville, Iowa on Highway 3 then 1/2 mile South on Highway K-22.

Legal Description: A part of the N 1/2 of the SW 1/4, and a part of the S 1/2 of the NW 1/4 of Section 14, Township 92 North, Range 47 West of the 5th P.M., Plymouth County. Iowa; containing 80 acres, more or less, to be more particularly described by exact survey.

General Description: OUTSTANDING PLYMOUTH COUNTY FARMLAND!!
In the offering is a really nice 80 acre tract of land that may be almost the easiest piece to get to and also to farm. It should be as good as any inside 80 we have offered in recent history. Located just a few miles from Le Mars, Brunsville, Akron, Craig, and even Sioux City, right on a main highway with access to Merrill's Ethanol Plant and all the marketing facilities in the surrounding towns makes this a most attractive location.

The Plymouth County FSA will split the acres on this farm according to their calculations after the property is split off the other Buys' land. The yield indexes are as follows: Corn: 94 Bu. Direct and C.C.; Soybeans: 31 Bu. Direct and C.C. The Plymouth County Assessor's and NRCS offices show the main soil types to be Galva, Radford, and Ida. This gently sloping farm has a Weighted Average CSR Rating of Approximately 56. You can tell that these productive soils will produce well for you just as they have in the past for Martin and George, who have done a nice job farming the land.

"With all the national publicity Iowa farmland has recently been receiving, it is only a matter of time before the competition for our good land becomes even more competitive. This may well prove to be an opportune time to get ahead of the crowd. When it comes to you and your family's future, don't be a footnote in history as someone who should have but didn't. Be the one who will be remembered as the one who had the foresight and fortitude to lead the way. Best of luck to all!!!" Bruce.

Whether you want to buy or sell Agricultural Property of any kind, **Brock Auction Co. Inc.** & **Bruce R. Brock Real Estate L.L.C.** will be glad to sit down with you for a confidential no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars worth of Real Estate every year 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 delivery of clear & 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 land may be farmed for the 2011 crop year and is not currently under lease. The sellers will pay those taxes that become delinquent October 1st, 2011 and all prior taxes based on current taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the auctioneer/Broker are making any guarantees or warrantees actual or implied. Property 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. This sale subject only to the owners' approval. All announcements made on the day of the sale shall supersede any previous written terms.*

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

Martin & George Buys - Owners

Jim George, George Law Office, Le Mars, IA, Attorney

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