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BROCK AUCTION CO., INC.

Presents

Liberty Township, Plymouth County, Iowa
Approx. 76 Unimproved Acres of High Quality Farmland

PUBLIC AUCTION

Friday, March 26th, 2010 at 10:00 a.m.

Location: On the farm located 4 miles West of Merrill, Iowa on Hwy. C-44, then 1 mile South on Hwy. K-30, then 1/2 mile West on 240th Street; or from Hinton, Iowa go 2 miles West on Hwy. C-60, then North 5 miles on Hwy. K-30, then 1/2 mile West on 240th Street; or 10 miles North of Sioux City, Iowa on Hwy. K-22, then 1 1/2 miles East on 240th Street; or 6 miles West of Le Mars, Iowa (Nipco Corner) on Hwy. C-38, then South 3 miles on Hwy. K-30, then 1/2 mile West on 240th Street.

Legal Description: N 1/2 of the NW 1/4 of Section 13, Township 91 North, Range 47 West of the 5th PM, Plymouth County, Iowa: Except the 4 acre acreage.

General Description: In the offering is a very nice high quality Western Plymouth County Farm. This may be one of the more centrally located pieces of land we have offered for some time. It is only 5+ miles to the ethanol plant and mere minutes away from Hinton, Le Mars & Sioux City's great marketing facilities & it is only 1/2 mile from a hard surfaced road. You will be hard pressed to find a farm with easier access & marketing opportunities.

The Plymouth County FSA offices shows approx. 75.75 farmland acres, 66.5 cropland acres, with a 56.9 acre corn base with a 90 bu. Direct & cc yield index & a 1.2 acre soybean base with a 37 bu direct & cc yield index. The Plymouth County Assessor's & NRCS offices show the mail soil types to be Galva, Ida & Radford. These highly productive soils have CSR's that range from 72-35 and have a weighted average of 49.6. The farm has been well cared for & farmed by one of the areas good farmers and is in a high state of production.

With all the uncertainties surrounding today's investment world why not look at what has, over the years, proven to be one of the most solid growth sectors in America; **"Iowa Farmland!"** Inflation hedge, good returns, and you can see it & touch it whenever you want. Whether you want to add this to your existing operation or start your land owning career now, this piece deserves serious consideration!

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 is currently leased for the 2010 crop year and is subject to tenants rights. The buyer is to receive the 2010 cash rent. The seller will pay the 2009 taxes & the purchaser will pay the 2010 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 the day of sale shall supersede any previous written terms.*

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

Richard A. Clarey Living Trust - Owner

Licensed in Iowa

BROCK AUCTION CO., INC.

Licensed in South Dakota

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