

BROCK AUCTION CO., INC.

Presents

Lincoln Township, Plymouth County, Iowa
 Approx. 288.5 m/l (3 tracts) Unimp. Acres of Top Quality Farmland



PUBLIC AUCTION



Friday, April 2, 2010 at 10:00 a.m.

Location: From Hinton, Iowa go 5 miles East on Hwy. C-60; From Kingsley, Iowa go 4 miles NW on Hwy. C-66, then 8 miles West on Hwy. C-60, or from Le Mars, Iowa go 10 miles South on K-49 then 1 mile West on Hwy. C-60; from Sioux City, go North on Hwy. 75 to Hinton, then East 5 miles on Hwy. C-60.

Legal Description: A part of the S 1/2 of Section 5, Twsp. 90 N, Range 45 West of the 5th PM, Plymouth County, Iowa, except acreages.

General Description: In the offering will be 3 awfully nice parcels of Lincoln Township Farmland. Parcel 1 will be approx. 77 acres, Parcel 2 will be approx. 124.5 acres & Parcel 3 will be approx. 86.92 acres with approx. 28 acres of pasture.



The property will be sold as choice of Parcel 1, Parcel 2 or Parcel 3 or any combination of the 3 tracts or all 3 of the tracts. In the event all 3 parcels are taken, the auction of the land is over. The parcels will not be combined and sold as one unit.

Wow, what an opportunity this auction provides for everyone. Whether you only want 77 acres or 288.5 acres of highly productive land, look no further. Here is some of Lincoln Townships super high producing land. The Plymouth Co. FSA office shows 278.9 Cropland Acres that will be separated depending on how the parcels are sold. The acres will be divided according to FSA rules. There is a 166.9 acre Cornbase w/a 104 bu direct & CC Yield Index, a 112 acre Soybean Base w/a 38 bu. Direct & CC Yield Index. There is also 28 acres of good pasture on Tract 3. The Plymouth County Assessor's office & the NRCS show high indexing soils such as Galva, Radford, Colo & a small amount of Ida. The CSR's weighted average is just under 60 at 59.2. This farm is currently in a high state of production & has a manure easement with it as well.

We all know how hard it is to find a farm that has everything we want; Close to town, on a hard surface road, central location to offer exceptional marketing opportunities, high indexing soils, flexibility in size of operation, great potential, etc., etc. These farms seem to have it all. What a bright future you & your family will have & not to speak of the years of enjoyment you'll have, every time you drive by or are actually working on the land itself. That awesome sense of pride that only ownership can provide you. Good luck & we will look forward to seeing you at the sale on April 2, 2010 at 10:00 a.m.

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 can be farmed by the purchaser(s) for the 2010 crop year. The seller will pay those taxes that become delinquent October 1, 2010 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 warranties 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

Murphy, Collins & Bixenman
 Gene Collins, Attorney

Cynthia DeRocher - Owner

Licensed in Iowa

Licensed in South Dakota

BROCK AUCTION CO., INC.



Bruce R. Brock
 Broker
 World Champion Auctioneer
 30 Plymouth St. SW
 Le Mars, Iowa 51031
 712-548-4634 Office
 712-548-4611 Home

Bruce R. Brock Real Estate L.L.C.

www.brockauction.com



Brian Rubis - Remsen, IA
 712-253-5481
 Darrell Scott - Danbury, IA
 712-883-2515
 Steve Gaul - Hawarden, IA
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