

BROCK AUCTION CO., INC.

PRESENTS

**Plymouth Township, Plymouth County, Iowa
 Approx. 77 Unimproved Acres of Quality Iowa Farmland
 Plus Approx. 3 Acre Acreage & Home at**



PUBLIC AUCTION



Monday, January 14, 2008 at 1:00 p.m.

Open house on Saturday, January 5th, and Saturday, January 12th from 12:30 p.m. to 2:00 p.m.

On the farm located 1 mile West of Merrill, Iowa on Highway C-44.

Legal Description: Parcel 1: A part of the South 1/2 of the SE 1/4 of Section 4, Township 91N, Range 46 West of the 5th P.M., Plymouth County, Iowa.

Parcel 2: Legally described by Plat Survey and containing 3.04 acres.

Parcel 1 will sell first, followed immediately by Parcel 2.

General Description: Parcel 1 is approximately 77 acres of good quality Plymouth Township farm ground. This rolling piece has been well farmed, and with the terraces and other conservation practices that have been implemented is currently in a good state of production. The Plymouth County FSA offices show 80 acres farmland, 65.5 cropland acres, 55.7 acre corn base with a 96 bushel direct & CC yield index, a 9.8 acre soybean base with a 29 bushel direct and CC yield index. The Plymouth County NRCS office shows the main soil types to be Ida, with some Monona, Napier, and a small amount of McPaul Kennebec. The CSR's range from 26 to 70.

If you want a farm just a couple miles from Merrill's new ethanol plant, and close to Hinton and Sioux City's active elevators, look no further. Here is a farm only a mile from town and all the future development potential that goes with the territory right on a good highway. Farmland is growing in the public eye and this unit would make an excellent starting place for a lot of folks. Did I mention there is a mature grove of trees on the East end with grass that would make an excellent piece of hunting property with deer and pheasants abounding. What a nice addition this makes to an already savory piece. If you want a good income producing asset and one that can provide some quiet, private enjoyment and the same time, be sure to give strong consideration to this farm.

Parcel 2 is the acreage containing the 945 Sq. Ft. 3 bedroom, one story bungalow style home. This cozy setting is just one mile west of Merrill, Iowa on highway C-44. If you have always wanted a quiet little country get-a-way that doesn't cost hundreds of thousands of dollars but still gives you the solitude of country living this is your place. Each morning you can wake up to cackling pheasants and watch deer right out your back door. All this and be only a couple of minutes from town and less than 15 minutes from the bright city lights of Sioux City and Le Mars.

There will be 2 open houses and they will be held January 5th and January 12th from 12:30 P.M. to 2:00 P.M. Be sure to attend!!

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. Ownership possession on parcel one will be given on the date of final settlement. Possession of Parcel 2 will be given on March 1st, 2008. The sellers will pay those taxes that become delinquent October 1st, 2008 and all prior taxes based on the current taxes on Parcels 1, Parcel 2's 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 Iowa District Court approval. All announcements made the day of sale shall supersede any previously written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Anna Franklin, Estate - Owners

Licensed in Iowa



BROCK AUCTION CO., INC.

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



Licensed in South Dakota

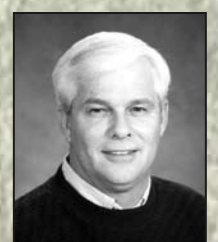


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"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"

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