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BROCK AUCTION CO., INC.

Presents

Grant Township, Woodbury County, IA
Approx. 213 Improved Acres of River-Bottom Farmland at

PUBLIC AUCTION

Monday, June 16th, 2008 at 10:00 a.m.

Location: On the farm located 3 miles East of Climbing Hill, Iowa on Highway D-54; or approx. 6 miles West of Oto, Iowa on Highway D-54; or 9 miles South of Moville, Iowa on Highway K-64 to Climbing Hill then 3 miles East on Highway D-54; or 7 1/2 miles West of Anthon, Iowa on Highway D-38 then 3 1/2 miles South on Ida Avenue.

Legal Description: The SW 1/4 of Section 19 & a part of the West 1/2 of the NW 1/4 of Section 30, Township 87 North, Range 44 West of the 5th P.M., Woodbury County, Iowa.

General Description: In the offering is one of the areas top river-bottom farms. There is a hill pasture and building site in the NE Corner consisting of approx. 38.5 acres. The rest of this farm is top quality, high producing bottom ground. The Woodbury County FSA office shows 150.1 cropland acres, with a 120.2 acre cornbase, with a 106 bu. Direct & CC Yield Index, a 20.3 acres soybean base with a 37 bu. Direct & CC Yield Index. The Woodbury County NRCS & Assessors office shows the main soils to be Kennebec, McPaul, Monona & Ida. The CSR's range from 25 to 81 with an average in the Mid 60's. This is a tremendously high indexing farm with terrific yield potentials, and one really deserving of your strong consideration. Don't let this opportunity slip away.

Here is an excellent opportunity to buy rich Woodbury Co. river-bottom land that has been farmed by one of the areas good farmers who has kept it in a high state of production and in good condition. He also has the farm leased for 2008 crop year. Seldom do you have an opportunity to add a significant piece of prime bottomland to your portfolio like this one. This farm also offers some diversity with the pasture and a nice 72' x 48' Morton metal building and grain bin for additional storage. Located strategically between so many towns and right on the highway makes marketing ease an additional plus. This will no doubt be a piece that any serious operation with an eye on the future will want to add to their holdings. Best of luck!

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 and 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 farm is currently leased for the 2008 crop year and the new buyer is to receive half of that rent which amounts to $15,000 and is payable September 1, 2008. The sellers will pay those taxes that become delinquent April 1, 2009 and all prior taxes based on the current taxes. Descriptions and information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warrantees 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 the owners' approval. All announcements made the day the of sale shall supersede any previously written terms.*

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

Earl Haddock, Owner

Licensed in Iowa

BROCK AUCTION CO., INC.

Licensed in South Dakota

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

WWW.BROCKAUCTION.COM

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

Brian Rubis - Remsen, IA
712-253-5481
Darrell Scott - Danbury, IA
712-883-2515
Steve Gaul - Hawarden, IA
712-551-2586
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