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BROCK AUCTION CO., INC.

Presents

Westfield Township, Plymouth County, Iowa
Approx. 360 Improved Acres (3 Tracts) High Quality Farmland

PUBLIC AUCTION

Monday, August 30, 2010 @ 10:00 a.m.

Location: 8 miles East of Westfield, IA on Hwy. C-38, then 1 mile North on Evergreen; Or 5 miles East of Akron, IA on Hwy. 3, then South 3 Miles on Hwy. K-18, then 1 mile East on 200th St.; or 14 miles North of Sioux City, IA on Hwy. K-18 then 1 mile East on 200th St.; or from Le Mars, IA go 12 miles West of Nipco Corner (C-38 & Hwy. 75) then 1 mile North on Evergreen.

Legal Description: Parcel 1: NE 1/4 of Sec. 25, Township 92N, Range 48 West of the 5th P.M., Plymouth County, Iowa. Parcel 2: NW 1/4 of Section 25, Township 92 North, Range 48 West of the 5th P.M., Plymouth County, Iowa. Parcel 3: NW 1/4 of the SW 1/4 of Section 25, Township 92N, Range 48 West of the 5th P.M., Plymouth County, Iowa.

General Description:

Parcel 1 consists of a very nice river bottom quarter that boasts one of Plymouth County's top CSR ratings, a whopping 70.2 weighted average. The main soils are McPaul, McPaul Kennebec, Salix & Ida, with a little bit of Galva & Monona. There appears to be approx. 130 cropland acres with the remaining portion being building site and pasture land. The cropland is some of the highest producing in the county.

Parcels 2 & 3 consist of 160 improved acres and an unimproved 40 acre tract. These 2 tracts of rolling farm ground offer diversity that is hard to find in this day and age. Between the two pieces the FSA office shows approx. 145 cropland acres with the balance again being in Pasture & buildings on Parcel 2. The main soil types are Ida & McPaul Kennebec with a sprinkling of Monona. The weighted average CSR is 41.

These 3 farms offer something for everyone, whether you want to own 40 acres, an improved quarter of top farm land, or a diverse 200 acres of rolling farm ground, hay ground & pasture, or 360 acres. This is a great chance! Parcels 1 & 2 include homes & outbuildings plus grain storage; that can be used to live in or as potential rental income property. These 3 parcels deserve real attention as either adding to your existing operation or as a great first investment in the wonderful world of farmland ownership. See you on the 30th!!

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. Parcel One is leased for the 2011 Crop Year and the new buyer will be entitled to that rent. Parcels 2 & 3 are available for farming in the 2011 crop year and are not under a lease. The sellers will pay those taxes that become delinquent on 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**

Alfred & Elizabeth Huls Estate - Heirs Owners

Craig Bauerly, Attorney (Trotzig & Bauerly PLC - Le Mars, IA)

LICENSED IN:
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