

BROCK AUCTION CO., INC.

Presents

Marion Township, Plymouth County, Iowa

Approx. 196.5 Unimproved Acres (2 tracts) of Top High Quality Farmland



PUBLIC AUCTION



Monday, June 14, 2010 @ 10:00 a.m.

Location: 4 miles East of Le Mars, Iowa on Hwy. C-30, or 4 miles West of Remsen, Iowa on Hwy. 3 then South 1 1/2 miles on Otter Avenue; or 3 miles South of Oyens, Iowa on Hwy. K-64 then 1 mile West on Hwy. C-30.

Legal Description:

Tract A: A part of the South 1/2 of the North West 1/4, Section 17, Township 92 N, Range 44 West of the 5th PM, Plymouth County, Iowa. Contains Approx. 77.8 acres m/l.

Tract B: A part of the South West 1/4 of Section 17, Township 92 N, Range 44 West of the 5th PM, Plymouth County, Iowa. Contains 118.7 acres m/l.

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

General Description: Get Ready For An Outstanding Offering!!!!

What an opportunity these 2 High Quality Farms are; not only some of the nicest laying ground available, but so many pluses its hard to know where to start. Located perfectly between Le Mars, Remsen & Oyens, great numbers, farmed by an outstanding farmer & caretaker for years, high indexing soils, good neighborhood & super strong farming area historically & in the future as well. Look at just a few of the numbers.

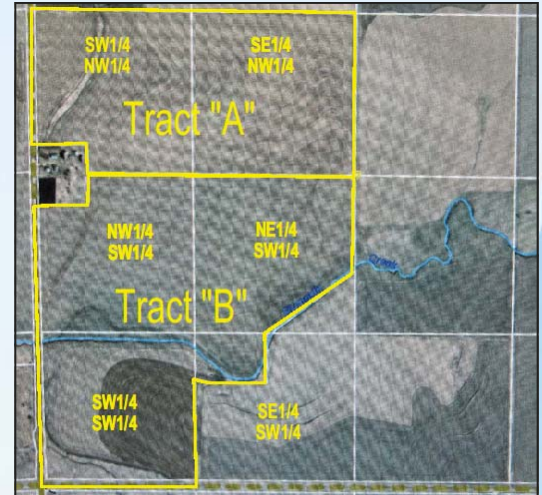
The Plymouth County FSA Office shows 188.2 cropland acres with a 97.6 acre Corn Base & a 107 Bushel Direct & CC Yield Index, an 89.8 acre Soybean Base with a 37 Bushel Direct & CC Yield Index. There is also 7 tenth's of an acre in CRP along the waterway in Parcel A. The Plymouth County NRCS & Assessor's Office shows the main soil types to be Galva, Radford & Calco, with CSR's ranging from 42 to 72 and a weighted average of 60.9.

We all know how difficult & how rare it is for land of this caliber to come up for sale in our neighborhoods and once its gone how long it will be before the opportunity presents itself again & in many cases it may never be available again!! Make sure you're the person who for years to come says, "Wow, I'm sure glad I bought that land back in 2010 and can pass it onto my family and enhance their future & the future of my families' farming legacy." Please don't be the one who says, "I sure wish I would have bought that land when I had the chance, but now it's too late & gone forever!"

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 will receive the last half of the 2010 cash rent. The Sellers will pay the taxes that become delinquent March 1, 2011 & 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.



Tract "A" is part of the S1/2 of the NW1/4 Section 17-92-44 and contains 77.8 Acres (more/less).

Tract "B" is part of the SW1/4 Section 17-92-44 and contains 118.7 Acres (more/less).



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Patricia Kallsen & Ronald Bohlke - Owners

Mat Trotzig - Attorney (Trotzig & Bauerly)

LICENSED IN:
Iowa,
Nebraska & South Dakota

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