

BROCK AUCTION CO., INC.

Presents

**Fredonia Township, Plymouth County, Iowa
 Approx. 223 Unimproved Acres M/L
 (2 Tracts) Of Top High Quality Farmland**



PUBLIC AUCTION

Monday, November 1st, 2010 @ 10:00 a.m.

Location: 1 mile West & 1 mile North of Remsen, Iowa on Highway L-12 **OR** 1 mile North of Oyens, Iowa on Highway K-64 then 3 miles East on 150th St. **OR** 4 miles East of Le Mars, Iowa on Highway 3 then 2 miles North on Highway K-64 then 3 miles East on 150th St. **OR** 8 1/2 miles South of Alton on Kennedy Ave. (L-12).

Legal Description: Parcel One: East 1/2 of the SE 1/4 of Section 26, Township 93 North, Range 44 West of the 5th P.M., Plymouth County, IA: Except the acreage of Approx. 5.71 acres M/L. Parcel 2: SW 1/4 of Section 25, Township 92 North, Range 44 West of the 5th P.M., Plymouth County, Iowa: Except approx. 11 acres M/L located in the SE Corner of said quarter.

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: HOLD ON TO YOUR HATS!! Here comes two of the Remsen & Oyens areas nicest farms to be offered at public auction in some time. These two high quality farms, an unimproved approx. 74.29 acres M/L or approx. 149 unimproved acres M/L or both, offer an outstanding opportunity for someone to pick up from 75 to 223 acres that will be a compliment to any operation. These farms have been in the Kohler family for many generations and their pride of ownership clearly shows. Because of that love of the land and having had excellent tenants who cared for the land also, you will have a chance at a highly productive farm in a good state of fertility.

The Plymouth Co. FSA Office shows 213.8 cropland acres with a 173.9 acre cornbase w/a 102 bu. direct and CC yield index and a 39.6 acre soybean base w/a 35 bu. direct and CC yield index. The Plymouth Co. NRCS and Assessors Office shows the highly productive soils to be mainly Galva with some Radford and Primghar added in. The weighted CSR average for Parcel 1 is 63.6 and for Parcel 2 the weighted CSR average is 60.5.

When it comes to an opportunity like this in such a strong area as Remsen and Oyens are, we all know that you get one chance in a lifetime and maybe for many generations. Think about how fortunate you are that your ancestors had the courage and foresight to buy land and to pass it down to you. Here is your chance to do the same for future generations, by creating your own legacy. Imagine the pride that will be felt years from now and the joy your family will have because you too had the foresight and love of family and the land to take the bold steps necessary to create a bright future for generations to come. Best of luck to you all!

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. Sellers agree to pay those taxes that become delinquent 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 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 on the day of the sale shall supersede any previous written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Eileen M. Kohler Estate & Heirs - Owner

Jim George, Atty. - Le Mars, Iowa

LICENSED IN:
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Nebraska & South Dakota

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