BROCK AUCTION CO., INC.

Presents

America Township, Plymouth Co. IA
Approx. 105 Acres of Outstanding Iowa Farmland & Potential Development Property

PUBLIC AUCTION

Friday, August 8th, 2008 at 10:00 a.m.

Location: On the farm located 1 mile West of Le Mars, Iowa on Highway 3, then 3/4 of a mile North on Lake Avenue.

Property will be sold in 2 parcels: Parcel 1 - 90 acres of Unimproved Farmland
Parcel 2 - 15 acres along Lake Avenue.

General Description: High High Potential!!!
In the offering may well be 2 pieces of property that have the highest potential from both a value growth and a development properties standpoint to ever be offered at Public Auction right on the city limit border of NW Le Mars. These outstanding units will sell individually with the 90 acres sold first as Parcel 1, then the 15 acres will be sold 2nd as Parcel 2.

The Plymouth County FSA office shows 110 acres of Farmland, 107.9 Cropland Acres, 95.3 Acre Corn Base with a 97 Bushel Direct & C.C. Yield Index, a 12.6 Acre Soybean Base with a 40 Bushel Direct & C.C. Yield Index. The Plymouth County NRCS & Assessors office shows the main soil types to be Galva, Ida & Radford with CSR's ranging from 42 - 72 with an average of approx 56.

This unique property holds more potential as good farm ground, excellent income producing property, Growth potential unlimited, equity growth & development for the person(s) willing to do a little work & do a minor subdivision. The view overlooking Le Mars is beautiful. I don't think there has been a piece of property like this offered at Public Auction in decades.

If you are someone who has a lot of foresight and believes in your dreams this property holds the key to becoming one of the premier properties in one of Iowa's greatest small cities. This is the type of property that so seldom presents itself to everyone (and not just someone who has the inside track or special connections) that you will more than likely never have an opportunity like this again. You don't need to be a farmer to own this piece, you just need to be someone who believes in themselves and not be afraid to Dream Big and let your imagination Soar!!!

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. The sellers will prorate taxes to date of final settlement based on current taxes. Description 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 owner's approval . All announcements made the day of sale shall supersede any previously written terms.*

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

Ella Kurtzhals Estate, Owners

Licensed in Iowa

BROCK AUCTION CO., INC.

Licensed in South Dakota

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