

BROCK AUCTION CO., INC.

Presents

**Plymouth Township, Plymouth County, Iowa
Unimproved 160 acres of Good Farmland,
Pastureland & Recreational Property**



PUBLIC AUCTION

Monday, December 13th, 2010 at 10:00 a.m.

Location: On the farm located 4 miles West of Merrill, Iowa on Hwy. C-44, then 1 1/2 miles South on Hwy. K-30; or 2 miles West of Hinton, Iowa on Hwy. C-60, then North 4 miles on Hwy. K-30; or Approx. 9 miles North of Sioux City, Iowa.

Legal Description: The SW 1/4 of Section 18, Township 91 North, Range 46 West of the 5th PM, Plymouth County, Iowa.

General Description: In the offering is one of the most unique opportunities we have had in a really long time to give someone a chance at almost all this area's farmland can offer. The farm consists of 160 acres strategically located close to Merrill, Hinton, Le Mars & Sioux City on a good highway for easy year round access. The possibilities are almost limitless, as of right now it is approx. 1/2 rolling farmland & 1/2 pastureland with mature trees and some really cool ponds. If you wanted to add some extra farmland by working with the NRCS office & coming up with a workable conservation plan, you could increase the tillable acres by a substantial amount. If you want to have a diverse farm that not only has some pastureland with excellent water (which is getting harder & harder to find) this is an outstanding choice. If you are one of those folks who not only loves to farm & run livestock, but loves outdoor recreation with hunting & fishing, this is a really rare opportunity to have it all. For you outdoor enthusiasts that know how tough it is to have a place close to town to hunt & fish, imagine having your own place to go whenever you want & best of all you can have all this & a nice income from the rent of the farmland. **Does it get any better than this????**

The Plymouth County FSA Office shows 160 acres Farmland, 76.7 Cropland acres with a 63.2 acre Cornbase with a 97 bu. Direct & CC Yield Index & 13.5 acre Soybean Base with a 33 bu. Direct & CC Yield Index. The Plymouth County NRCS & Assessor's Office shows the main soil types to be Ida, Monona, McPaul Kennebec, with a small amount of Napier. The farms weighted CSR rating is 49. The farm has been well farmed & cared for by one of the areas good farmers. This is a sale that no matter where your interests lie, you will find this farm attractive & certainly of interest. Come join us at the sale & see if you don't agree.

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. Closing will be on or before December 31st, 2010. 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

BSKJ, LLC & Betty Lamoureaux - Owners

Patrick N. Murphy, Attorney (Murphy, Collins & Bixenman, PLC- Le Mars, IA)

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