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BROCK AUCTION CO., INC.

Presents

America Township, Plymouth County, Iowa
Approx. 80 Unimproved Acres Of Prime Farmland

PUBLIC AUCTION

Friday, February 4th, 2011 at 10:00 a.m.

Location: Auction will be held at the Primebank Main Office, at 37 1st Ave. NW, Le Mars, Iowa.

Legal Description: the North Half (N 1/2) of the South East Quarter (SE 1/4), of Section 25, Township 92N., Range 45 West of the 5th P.M., Plymouth County, Iowa

General Description: WOW!! WHAT A WAY TO START 2011 OFF WITH A BANG!!!
Everyone in the area, both young and old, knows of Laura Lauters and her proud family. The family will be offering this outstanding 80 acre tract to you at public auction. Like so many other long time area farm families with such a rich history in this area, it is rare when the land becomes available. The farm itself has been farmed for years by one of the area's top farm families who treat their landlord's farm as if it was their own. As you will notice, there have been excellent conservation measures put in place and the land is in a very high state of production and fertility.

The Plymouth County FSA Office shows 80 Farmland Acres, 78.5 Cropland Acres, 47.4 Acre Cornbase w/a 102 Bu. Direct & C.C. Yield Index, 31 Acre Soybean Base w/a 35 Bu. Direct & C.C. Yield Index. The Plymouth County NRS & Assessors Offices show the main soil types to be Galva & Radford, both highly productive soils which carry a weighted average CSR of 57.4.

It is so hard to find a piece of land more centrally located between so many great markets. Only 3 1/2 miles Southeast of Le Mars, Approx. 6 1/2 miles Southwest of Oyens, 9 1/2 miles from both Remsen & Merrill, and only 15 miles Northwest of Kingsley - all with excellent grain markets, ethanol plants both East & West, and outstanding livestock producers - all just out your back door. We all know that it is rare indeed for a farm like this to come on the market. It really shows the importance of taking advantage of the opportunity when it presents itself. This farm has been in the Lauters family for decades and has been a crowning jewel in their land holdings. It will no doubt hold all the same importance to the new owners and their family's legacy. Make sure you are the next proud owner for decades to come! In today's ever increasingly competitive agricultural world, it is more important than ever not to let these 80's & 160's get away from you if you are going to remain in a strong position. Remember there is no such thing as keeping the status quo in farming; you are either moving forward or you're slipping backwards, and you alone are in control. Best of luck to everyone.

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. 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 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**

Laura Lauters Heirs - Owners

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

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