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BROCK AUCTION CO., INC.

Presents

Moville & West Fork Township, Woodbury Co., Iowa
2 Unimproved 160 Acre Tracts Excellent Iowa Farmland

PUBLIC AUCTION

Friday, October 31, 2008 at 10:00 a.m. & 11:00 a.m.

Location: **Parcel One Located** on the farm (at 10:00 a.m.) 4 1/2 miles South of Moville, Iowa on Highway K-64 then 1 mile East on 200th Street. **Parcel Two Located** on the farm (at 11:00 a.m.) 7 miles South of Moville, Iowa on Highway K-64 then 1/2 mile West on 230th Street or 2 miles North of Climbing Hill on K-64 then 1/2 mile West on 230th Street.

Legal Description: **Parcel One:** NW 1/4 of Section 26, Township 88 North, Range 45, West of the 5th P.M., Woodbury County, Iowa.
Parcel Two: N 1/2, NW 1/4 of Section 9, & the North 1/2 of the NE 1/4 of Section 8, all in Township 87 N, Range 45, West of the 5th P.M., Woodbury County, Iowa.

General Description: In the offering are two of central Woodbury County's good producing farms. These gently rolling farms are in a high state of production with good numbers and strong marketing potential. Both farms are conveniently located just South of Moville and close to Sioux City, Anthon and Climbing Hill. These towns all have excellent grain facilities to offer you different alternatives.

If you are tired of the constant turmoil of the stock markets and the lack of control you have over your hard earned money, come enjoy the wonderful world of a solid (not paper) investment such as **great Iowa farmland**. Control your own destiny and feel the pride that comes from being able to see and touch your very own land. You will be in complete control of what happens, no managers fees, no buy & sell fees, no golden parachutes for non performing CEO's, **you get it all!**

The 2 parcels will sell individually with Parcel One selling 1st at 10:00 a.m. at its site followed by Parcel Two at 11:00 a.m. at its site. The Two parcels will not be put together & offered as a single unit.

Parcel One: The Woodbury County FSA Office shows 160 Farmland Acres, 156.7 Cropland Acres with a 38.8 Acre Corn Base with a 91 Bushel Direct Yield Index and a 131 Bushel C.C. Yield Index and a 40.9 Acre Soybean Base with a 27 Bushel Direct Yield Index and a 33 Bushel C.C. Yield Index. The Woodbury Co. NRCS and Assessors Office shows the main soil types to be Ida, Monona, and Napier with CSR's ranging from 25 to 57 with a low 40's average.

Parcel Two: The Woodbury Country FSA Office shows 160 Farmland Acres, 137.8 Cropland Acres with a 91.2 Acre Corn Base with a 90 Bushel Direct Yield Index and a 108 Bushel C.C. Yield Index, a 45 Acre Soybean Base with 29 Bushel Direct Yield Index and a 35 Bushel C.C. Yield Index, and a 1.6 Acre Oats Base with a 63 Bushel Direct Yield Index and a 67 Bushel C.C. Yield Index. The Woodbury Country NRCS & Assessors Office shows the main soil types to be Ida, Monona, & McPaul with CSR's ranging from 8 to 73 with an average in the mid 40's.

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 no obligation confidential 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: *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 sellers will prorate the taxes to the 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**

Majestic Farms - Owners

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