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BROCK AUCTION CO., INC.

Presents

Preston Township, Plymouth County, Iowa
Approx. 155 Unimproved Acres (2 Tracts) Top Quality Farmland

PUBLIC AUCTION

Friday, September 10th, 2010 @ 10:00 a.m.

Location: On the farm located 8 miles East of Akron, IA on Highway C-16, then 1/4 mile South on Granite Avenue; or 4 miles West of Craig, IA on Highway C-12, then South 4 1/4 miles on Granite Ave; or 5 miles West of Brunsville, IA on 170th St. to Highway 3, continue West 1 mile on Highway 3 then North 1 3/4 mile on Granite Ave.

Legal Description: Parcel 1: S 1/2 of the NE 1/4 of Section 33, Township 93N, Range 47 West of the 5th P.M., Plymouth County, Iowa: Except the acreage consisting of approx. 5 acres M/L.
Parcel 2: S 1/2 of the NW 1/4 of Section 34, Township 93N, Range 47 West of the 5th P.M., Plymouth County, Iowa.

General Description:

Parcel 1 is an outstanding 75 acre tract of high quality farmland. This piece has just enough slope to drain will in a wet year & yet can be farmed in straight rows. It will be one of the area's top producers both now and in the future. Seldom does a super tract like this come for sale. The Plymouth County FSA office shows 73.5 Cropland Acres with a 35.5 Acre Corn Base with a 96 Bu. Direct Yield Index & a 108 Bu. C.C. Yield Index & a 35.5 Acre Soybean Base with a 34 Bu. Direct Yield Index and a 41 Bu. C.C. Yield Index. The Plymouth County NRCS & Assessors Office show the main soil types to be Galva, Radford & Colo with just a minute amount of Ida & a weighted CSR Average of 55.4. This is truly an outstanding inside 80.

Parcel 2 is a diverse 80 that has some very good cropland and some pasture down the middle. It is the kind of farm that you can do several things with; you can possibly work the pasture down to increase the cropable acres by working with the NRCS office and thereby increasing the overall value of the farm or you could run some livestock on the pasture, allowing yourself the option of utilizing different markets for different commodities at different times. That's always a nice option. The Plymouth Co. FSA office shows 56.2 Cropland Acres with a 26.7 Acre Corn Base with a 98 Bu. Direct Yield Index & a 105 Bu. C.C. Yield Index and a 26.7 Acre Soybean Base with a 34 Bu. Direct Yield Index & a 41 Bu. C.C. Yield Index. The Plymouth County NRCS & Assessors Office shows the main soil types to be Calco, Galva & Radford with a sprinkling of Ida & Pits sand and Gravel. The weighted CSR average is 58.7.

Put these 2 farms together and you have two outstanding pieces that will make traveling worth while and most definitely investing in them one of the best things you could do for yourself and your family's farming future. You will never be sorry you bought either one or both of these neat inside 80's. Be sure to join us on Sept. 10th, 2010, you be glad you did!

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 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**

Marjorie Molzen Estate & Mark Molzen & Faye Hirt - Owners

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

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