

BROCK AUCTION CO., INC.

Presents

**Plymouth Township, Plymouth County, Iowa
 Approx. 122.5 Acres Unimproved of
 Extremely High Quality Farmland**



PUBLIC AUCTION

Monday, March 31st, 2008 at 10:00 a.m.

Location: ½ mile South of Merrill, Iowa on Ideal Road and bordered on the East by Highway 75; or 5 miles North of Hinton, Iowa.

Legal Description: That part of the S ½ of the SE ¼ of Section 10, lying West of the State Highway & that part of the N ½ of the NE ¼ of Section 15, lying West of the State Highway all in Township 91N, Range 46, West of the 5th p.m., Plymouth County, Iowa; except the acreage containing 5.09 acres. Land will be sold subject to exact surveyed acres & sold according to the final survey results.

General Description: Wow!! Wow!! Wow!!

Want one of the best farms available anywhere in Plymouth County and in the top percentile in both the State of Iowa and the Midwestern Corn Belt??

In the offering is one of the highest quality farms to ever be offered in Plymouth County. This approx. 122.4 acre tract has tremendous indexing soil figures and CSR's straight across the board. The Plymouth County FSA Office shows 122.2 Cropland Acres, with a 66.2 Acre Corn Base, with a 102 Bushel Direct and C.C. Yield Index rating, and a 49 Acre Soybean Base with a 34 Bushel Direct and C.C. Yield Index. The Plymouth County NRCS and Assessor show the soil types to be McPaul, Kennebec, McPaul Kennebec Complex, Monona Benches, and .03 of an acre of Ida. The CSR's show an average per 40 ranging from 71.32 to 73.73. Amazing!!

If you are the kind of person who knows the long term value of owning the best available property - look no further. This top high indexing and high yielding farm not only has great numbers, it is in a prime location. Located 2 miles or so from Merrill's new Ethanol Plant, Hinton's great Grain Marketing facilities and only minutes from Sioux City's grain terminals and in the heart of outstanding livestock country, this farm has it all and it's waiting for you. If all this is not enough, how about being less than ½ a mile from the proposed Merrill golf course?

It may well be several generations before a farm of this high caliber comes on the market again. Anyone in the farming and agricultural business today knows the value of having the best equipment, the best genetics, the highest efficiencies & the best marketing strategies available. Doesn't it just make sense that when the opportunity presents itself to own the very best land available; that you owe it to yourself and the future generations of your farming family to add the land to your portfolio? This kind of window may never be opened to you again. Be the one who drives by with great pride in the years to come and says "Man am I glad I bought this beautiful farm, it's mine forever." Don't be the guy who drives by for years and says, "Gee, I wish I would have." See You At The Sale!

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 CO., 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. This sale is subject to a one year lease. The sellers will pay those taxes that become delinquent October 1st, 2008 and all prior taxes based on the current taxes. Descriptions and Information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warranties 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 owners' approval. All announcements made the day of sale shall supersede any previously written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Lila Pelelo Estate & Leona Thorpe - owners

Licensed in Iowa

Licensed in South Dakota

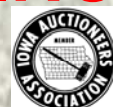


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Bruce R. Brock Real Estate L.L.C.

For Pictures See www.brockauction.com



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