

BROCK AUCTION CO., INC.



Presents

**Union & Stanton Townships, Plymouth County, Iowa
Top, Outstanding Plymouth County Farmland
Unimproved 80 Acres, Unimproved Approx. 35 Acres &
Approx. 5 Acre Acreage w/ Home & Outbuilding in Union
Unimproved Approx. 32.5 Acres in Stanton**



Acreage Open House: Sat., January 17th & Sat., January 24th from 1:00 to 3:00 p.m.

PUBLIC AUCTION

Monday, February 2nd, 2009 @ 10:00 a.m.

Auction will be held at Primebank, located at 37 1st Avenue NW, Le Mars, Iowa.

Legal Descriptions: Parcel One: The West 1/2 of the SW 1/4 of Section 10, Township 91N, Range 44 West of the 5th PM, Plymouth County, Iowa

Parcel Two: A part of the NW 1/4 of the NW 1/4 of Section 15, Township 91N, Range 44 West of the 5th PM, Plymouth County, Iowa except approximately 5 acres for the acreage.

Parcel Three: A part of the NW 1/4 of the NW 1/4 of Section 15, Township 91N, Range 44 West of the 5th PM, Plymouth County, Iowa containing approximately 5 acres m/l & buildings

Parcel Four: The North 32.5 Acres of the West 1/2 of the NE 1/4 of Section 4, Township 91N, Range 45 West of the 5th PM, Plymouth County, Iowa.

General Description: What a great way to start the New Year!! We may well be offering some of the best ground anywhere right out of the chute on February 2nd. These farms are some of the highest indexing and top yielding to be found in this area. Cliff & Irene have always been known for the quality of the land they owned and the people they were. This is certainly the kind of ground we all dream about owning but seldom have the chance. You may now become the extremely proud owner of truly top quality Iowa farmland that will take a back seat to no one when it comes to A-1 Prime Land. Surely time and again it will prove itself to be some of the Best of the Best!! Take advantage of these times and become that person who proudly says, "yes that is my beautiful farm & one I will pass on proudly for generations to come."

All Plymouth County FSA Figures will have to be prorated after the sale & split according to their regulations. The Plymouth County NRCS & Assessors Office show the main soil types to be Primgar, Glave, Calco on Parcels 1 & 2 with CSR Ranging from 51 to 76. Parcel 1 averages approx. 63 & Parcel 2 a whopping 69.7; Parcel 4 has mainly Radford & Galva & some Colo with CSR's ranging from 36 to 72 with an average of approx. low to mid 60's.

Parcel 3 includes the building site with approx. 5 acres. There is an older 2 story wood framed home & several outbuildings & a grain bin. The acreage is situated in a serene setting surrounded by mature deciduous trees & some newly planted evergreens. Located close to Le Mars & Kingsley you have a beautiful setting with all the amenities the surrounding communities have to offer.

Call Brock Auction Company, Inc. to view this lovely acreage or attend one of the open houses.

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: 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 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 District Court approval. All announcements made the day of sale shall supersede any previously written terms.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Estate of Irene Perry, Deceased & Clifford Perry Trust - owners

Licensed in Iowa

BROCK AUCTION CO., INC.

Licensed in South Dakota



Bruce R. Brock **Bruce R. Brock Real Estate L.L.C.**
Broker
World Champion Auctioneer
30 Plymouth St. SW
Le Mars, Iowa 51031
712-548-4634 Office
712-548-4611 Home



Brian Rubis - Remsen, IA
712-253-5481
Darrell Scott - Danbury, IA
712-883-2515
Steve Gaul - Hawarden, IA
712-551-2586
Clay Edwards - Sioux Falls, SD
605-201-1145

"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY