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BROCK AUCTION CO., INC.

Presents

Plymouth Township, Plymouth Co. IA
Approx. 180 Unimproved Acres
of Prime Iowa Farmland

PUBLIC AUCTION

Monday, August 11th, 2008 at 10:00 a.m.

Location: Located on the farm approximately 3 miles South of Merrill, Iowa on Highway 75 or 2 1/2 miles North of Hinton, Iowa on Highway 75 or Approximately 8 miles North of Sioux City, Iowa on Highway 75.

General Description: Awesome River Bottom Farmland!!!
In the offering is 180 acres that is situated in the heart of Plymouth County, right between 2 of the areas' most progressive grain marketing towns. Merrill with its ethanol plant and corn oil plant and Hinton with its super elevator; as well as large livestock producers both cattle & hogs that will rival any area in the Midwest.

The Plymouth County FSA Office shows 180 Farmland Acres, 155.5 Cropland Acres with a 97.2 Acre Corn Base with a 107 Bushel Direct and C.C. Yield Index, a 51.1 Acre Soybean Base with a 30 Bushel Direct & C.C. Yield Index and 7.2 Acres of CRP. The Plymouth County NRCS and Assessors Office shows the main soil types to be McPaul, Kennebec-Channeled, Kennebec, Colo-Overwash, Colo, Calco, and River. The CSR's range from 5 to 80. This farm also offers you the opportunity to make it an even better farm by utilizing some of your own labor and manure management practices on some of the lower indexing portions and bring them up to the great numbers the heart of the farm has. That equates into almost instant equity growth.

Prime river bottom ground so seldom comes for sale that there is no way to put enough importance on this sale. Everyone wants river bottom land and this is your opportunity. The old adage of buy the good land when you can certainly holds true in this case. Here is enough land to really make a difference and one that has been well farmed for years. The deep rich land around America's rivers has long been the envy of the world and now you have an opportunity to add some to your holdings and to build for the future. America's farmers are the best at what they do, mainly because they know that you have to have the good land to continue to grow and stay competitive in today's global market place. This farm will certainly enhance your opportunities. We'll see you at the sale on August 11th at 10:00 a.m.. Good luck!!!

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 farm is currently leased for the 2008 crop year. The sellers will prorate the rent and 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**

Mike & Chuck Reilly, Owners

Licensed in Iowa

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