

BROCK AUCTION CO., INC.

Presents

Lincoln Township, Plymouth County, Iowa
Unimproved 80 Acres of Good Quality Farmland



PUBLIC AUCTION

Friday, July 18th, 2008 at 10:00 a.m.

Location: From Kingsley, IA go 2 miles North & West on Hwy. C-66, at the curve go straight West 5 miles on 310th St.; From Hinton, IA go East 3/4 of a mile on Hwy C-60, then South & East 3 1/2 miles on Hwy K-42, then Straight East on 310th St. for 6 1/2 miles; or From Le Mars, IA go 12 miles South on K-49 then East on 310th St. 2/12 miles.

Legal Description: S 1/2 of the SE 1/4 of Section 13, Township 90 North, Range 45 West of the 5th P.M., Plymouth County, Iowa.

General Description: In the offering is a very nice Lincoln Township 80 acre tract. This farm is a combination of rolling land on the west and river bottom on the east. The Plymouth County FSA office shows 80 acres of Farmland, 73.8 acres of Cropland, with 36.7 acre Corn base w/ 103 Direct Yield Index & 122 Bu. CC Yield Index, a 37.1 acre Soybean base w/ 33 Bu. Direct Yield Index and a 39 Bu. CC Yield Index. The Plymouth County NRCS & Assessors office shows the Main soil types to be Ida, Galva, Colo, Radford and some Galva Bench. The CSR's range from 26 to 74, with an average around 53.

This is a very nice farm that has been well farmed & cared for. It is located strategically between Kingsley, Hinton, Sioux City and Le Mars, all with great grain marketing facilities and lots of diversified livestock operations. This farm holds a world of potential. With grain prices at a historical all time high & a bright future, this farm should make a great addition to an existing operation; or open the door for a first time buyer to join in the land investment world. If you are serious about farm land ownership the fundamentals on this farm are very good. Don't let this farm get by without serious consideration.

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 and the new buyer is to receive 1/2 of the 2008 cash rent. The sellers will pay those taxes that become delinquent April 1, 2009 and all prior taxes based on the 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 the owners' approval. All announcements made the day of sale shall supersede any previously written terms.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Leo & Mary Ryan - Owners

Licensed in Iowa



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