

BROCK AUCTION CO., INC.



Presents

America Township, Plymouth County, Le Mars, Iowa
2 - 80 Acre Parcels of Prime Development/Farmland



PUBLIC AUCTION

Friday, March 13th 2009 @ 10:00 a.m.

Location: On the Farm Located at the South End of Le Mars (in the Industrial Area) at the Intersection of 24th Street & Lynx Avenue.

Legal Descriptions: Parcel One: The N 1/2 of the NE 1/4 of Section 29, Township 92N, Range 45 West of the 5th PM, Plymouth County, IA; Except the North 40'.

Parcel Two: The South 1/2 of the NE 1/4 of Section 29, Township 92N, Range 45 West of the 5th PM, Plymouth County, IA.

General Description: Unbelievable Opportunity!!! This auction is going to provide one or two forward thinking people who know the great rewards that come from having foresight & seeing potential in future development land a great opportunity. Here are two 80 acre Parcels: Parcel 1 is in the city limits of Le Mars and the 2nd is adjoining parcel 1 directly to the South. With Le Mars' expansion literally right next door to this farm & the new 24th St. Extension running on the North Border; I can't remember the last time such a **Prime Prime** piece of Property was for sale for anyone to buy at Public Auction. With history as our guide, look back and see how wonderfully rewarded the people who in the past had the foresight to purchase land next to the city have been. You now have that very same opportunity with the benefit of history as your guide going forward. **Wonderful Future Development Potential!!!** Parcel One may be divided into four 20 acre parcels without subdividing, according to Plymouth County & City Zoning.

If the development route isn't your thing, look also at the great farmland potential. The Plymouth County FSA Office shows 157.58 Total Farmland Acres, with 156.3 Cropland Acres, with an 84.6 Acre Corn Base with a 100 Bu. Direct C.C. Yield Index & a 71.7 Acre Soybean base with a 34 Bu. Direct & C.C. Yield Index. The Plymouth County NRCS Office & the Assessor's Office show the Main Soil types to be Galva, Radford & a small amount of Ida. The CSR's range from 35 to 72 with a weighted average of approximately 56.9.

All right next to Le Mars.

The property will be sold as choice of Parcel 1 or Parcel 2 or both. In the event both parcels are taken, the auction of the land is over. The parcels will not be combined and sold as one unit.

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. This sale 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

Vivian Sitzmann Heirs - Owners

Craig Bauerly - Attorney

Licensed in Iowa

BROCK AUCTION CO., INC.

Licensed in South Dakota



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