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BROCK AUCTION CO., INC.

Presents

Arlington Township, Woodbury County, Iowa
Approx. 80 Unimp. Acres m/l of High Quality Farmland

PUBLIC AUCTION

Friday, December 9th, 2011 @ 10:00 a.m.

Location: On the farm 3 1/2 miles East of Moville, Iowa on 150th Street **OR** approximately 7 miles South of Kingsley, Iowa; take Quartz Avenue for 1/2 mile in Plymouth County then continue South on Jasper Avenue in Woodbury County, then go East 1/2 mile on 150th St.

Legal Description: W 1/2 of the SE 1/4 of Section 25, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa

General Description: In the offering is a very nice gently rolling inside 80. It is just 1/2 mile off Highway 20 and a straight shot to Moville and Kingsley and just minutes from Sioux City and Correctionville. The farm has been kept in tip top shape by one of this area's great farm families. No doubt in today's farming world we all know the value of having a piece of land that is in a high state of fertility and production. The Woodbury County FSA office shows 80 acres of farmland with 77.9 Cropland Acres, with a 66.3 Acre Corn Base with a 93 Bu. Direct Yield Index and a 93 Bu. C.C. Yield Index, a 9.2 Acre Soybean Base with a 31 Bu. Direct Yield Index and a 31 Bu C.C. Yield Index. The Woodbury County Assessor's Office & the NRCS Office shows the main soil types to be Ida, Monona, and Judson with CSR's that range from 79 to 37 with a weighted average of 55.7.

80 by 80 & 160 by 160 our land is becoming harder to come by and into fewer and fewer hands. If we are to stay competitive and operate in the most efficient manner we can, it becomes vital that when we do get a chance to add a piece like this one of this quality, we take advantage of it. History has proven that taking the bold step and believing in yourself and your operation, to keep growing for the long term has always been the right move. Land will always be a great investment that will prove to be harder and harder to come by. Will you be that person who sees that strength and understands the underlying values we have, the potential to enjoy worldwide support for our commodities far far into the future of agriculture? I sure hope so and wish you all the best of luck.

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: The purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land is currently leased for the 2011 crop year and is subject to tenants rights. The seller will pay those taxes that become delinquent October 1, 2012 & all prior taxes based on current taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold “as is”, so inspect to the extent deemed necessary and rely on your own judgment when bidding. The 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 the sale shall supersede any previously written or oral statements.

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

SANDRA SLOTHOWER TRUST - OWNER

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