

BROCK AUCTION CO., INC.

Presents

Perry Township, Southern Plymouth Co., Iowa
Approx. 65 Acres of Development/Farmland
(May be sold in 3 tracts)



PUBLIC AUCTION

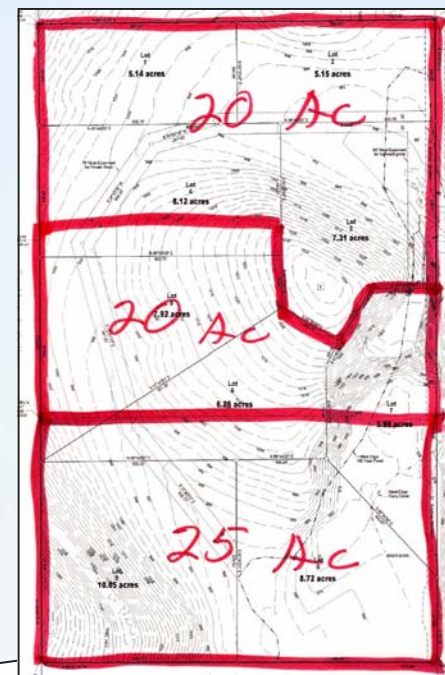
Saturday, May 17, 2008 at 10:00 a.m.

Location: On the farm located approx. 2 1/2 miles North of Sioux City, Iowa on Highway K-22 and the intersection of Granite Avenue. (Just North of Mike's Saloon & the Starrs Riding Stables).

General Description: In the offering is one of the last undeveloped tracts of land in this immediate area. These pristine plots of land are surrounded by beautiful acreages and ranchettes. The 3 tracts all offer privacy and seclusion that is extremely hard to find in today's hustle & bustle world. **You can control your own destiny by purchasing 1, 2, or all 3 tracts of land. The tracts are to be divided up as a 25 acre parcel & 2 - 20 acre parcels; with the successful bidder being able to take their choice of one or all pieces. Should the successful bidder take all three parcels the auction is over. If only 1 or 2 are taken the remaining unit or units will then be sold. The properties will not be thrown together after the individual parcels are sold.**

What a rare chance to own your own piece of land that offers peace & tranquility, exposure to all kinds of wildlife viewing and all from the scenic overlook of your new home. Should you want to slip into town you are only a couple minutes from Sioux City and the bright city lights and just 15 minutes to the airport. This truly is the best of both worlds.

Should you want to keep some of this land as income property the Plymouth Co. FSA office shows 65 Farmland Acres, 47.2 Cropland Acres with a 23.6 Acre Soybean base with a 34 bu. CC & direct yield index.



This farm is leased for the 2008 crop year and the new buyer is to receive that rent; either in whole or prorated if sold in parcels.

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 farmland is currently under lease for the 2008 crop year and will not be able to be developed or farmed until March 1st of 2009. The new buyers will receive the 2008 cash rent. The sellers will pay those taxes that become delinquent October 1st, 2008 and all prior taxes based on the current taxes. Descriptions 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

John Steinbeck, Owner

Licensed in Iowa

Licensed in South Dakota



Bruce R. Brock
 Broker
 World Champion Auctioneer
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BROCK AUCTION CO., INC.

WWW.BROCKAUCTION.COM

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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
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