

BROCK AUCTION CO., INC.

Presents

America Township, Plymouth County, Iowa
Unimproved 80 Acres of Excellent Iowa Farmland



PUBLIC AUCTION

Friday, October 10th, 2008 at 10:00 a.m.

Location: On the farm located 1/2 mile East of the Le Mars, Iowa City Limits on 180th Street.

Legal Description: S 1/2 of the SW 1/4 of Section 11, Township 92 N, Range 45 West of the 5th P.M., Plymouth County, Iowa.

General Description: LOOK OUT!!! Here comes one of our highest potential farms ever to be offered in this area in a long long time. We have sold a lot of farms with good potential, but seldom if ever do we have an opportunity that gives the buyer more flexibility for both outstanding farmland value but almost unmatched developmental potential in the future. Located only 1/2 mile from Le Mars City Limits, this unique property sits on a gently rolling hill with awesome 360 degree vistas, so it may offer excellent income producing potential and quiet beauty and privacy all at the same time. People with foresight who understand the importance over the years ahead of "**location, location, location**" will not want to let this truly once in a lifetime opportunity slip by. Imagine the satisfaction you will have by being the owner of this highly sought after property. Seldom do you have this kind of a chance; be sure to take advantage of it.

The Plymouth County FSA office shows 80 Farmland acres, 74.1 Cropland acres with a 36.5 acre Corn Base with a 102 Bushel Direct and 163 Bushel CC Yield index; a 36.5 acre Soybean Base with a 35 Bushel Direct and 42 Bushel CC Yield Index. The Plymouth County NRCS and Assessors office shows the main soil types to be Galva, Radford, Ida, Steinhauer, with CSR's ranging from 42 to 72 with an average of 55.67. This farm has been farmed by one of the areas excellent young farmers and is very well cared for and as you can see by the CC Yield Index is in a high state of production.

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 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 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 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 owner's approval. All announcements made the day of sale shall supersede any previously written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Sheilah Stinton - Owner

BROCK AUCTION CO., INC.

Licensed in Iowa

Licensed in South Dakota



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