BROCK AUCTION CO., INC.

Presents

Marion Township, Plymouth Co., Iowa
Unimproved 80 Acres of Extremely High Quality Farmland

PUBLIC AUCTION

Friday, June 20th, 2008 at 10:00 a.m.

Location: On the Farm located 2 1/2 miles East of Le Mars, Iowa on 180th Street; or 4 miles West of Remsen, Iowa on Highway 3 then South 1 mile on Otter Avenue, then 1/2 mile West on 180th Street; or 1 1/2 miles South of Oyens, Iowa on Highway K-64 then 1 1/2 miles West on 180th Street.

Legal Description: E 1/2 of the SW 1/4 of Section 7, Township 92 North, Range 44 West of the 5th P.M., Plymouth County, Iowa.

General Description: Holy Cow!!

Want another one of the best farms available anywhere in Plymouth County and in the top percentile in both the State of Iowa and the Midwestern Cornbelt?

Just when you think they can't get any better along comes another great farm that is one of the very best anywhere to be offered for sale. The Plymouth Co. FSA office shows 80 Farmland Acres, 78.9 Cropland Acres, with a 37.2 acre Cornbase with a 102 bu. CC & Direct Yield Index, a 12 acre Soybean base with a 26 bu. CC & Direct Yield Index, and a 6.7 acre Oat base with a 78 bu. CC & Direct Yield Index. The Plymouth County NRCS office and Assessors office shows the main soil types to be Galva with some Radford and Primghar. The CSR's range from 51 to 76 and average around 63.

A wise landowner/farmer once said, "It always pays to own the best farmland available to you." Here is one such property that anyone interested in owning one of the best will want to add to your existing operation or perhaps this would make a great entry into the wonderful world of farmland ownership. This farm has been farmed by one of the areas really good farmers for years and he has taken excellent care of the land. This high indexing land is located within literally 2 to 3 miles of some of the areas most aggressive grain marketing facilities and top livestock producers anywhere.

It may well be several generations before a farm of this high caliber comes on the market again. Anyone in the farming and agricultural business today knows the value of having the best equipment, the best genetics, the highest efficiencies & the best marketing strategies available. Doesn't it just make sense that when the opportunity presents itself to own the very best land available; that you owe it to yourself and the future generations of your farming family to add the land to your portfolio? This kind of window may never be opened to you again. Be the one who drives by with great pride in the years to come and says "Man am I glad I bought this beautiful farm, it's mine forever." Don't be the guy who drives by for years and says, "Gee, I wish I would have." See you at the sale!

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 2/3's of that rent payable December 1st, 2008 and February 1st, 2009. The sellers will pay those taxes that become delinquent April 1, 2009 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 warrantees 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 the of sale shall supersede any previously written terms.*

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

TeMar L.L.C. - Owners

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BROCK AUCTION CO., INC.

Licensed in South Dakota

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