

BROCK AUCTION CO., INC.

Presents

**Approx. 294.5 Unimproved Acres in 2 Tracts
In Plymouth & Washington Twsp - Plymouth County, IA
TRACT 1: 78.6 Acres m/l & TRACT 2: 215.96 Acres m/l**



PUBLIC AUCTION



Friday, August 19th, 2011 at 10:00 a.m.

Location: On the farm located 1 1/2 miles West of Merrill, Iowa on Hwy. C44 then 1 mile North on Iris Avenue; or 1 1/2 miles South of Le Mars on Hwy. 75 then 4 miles West on Hwy. C38 then, 1 mile South on Iris Avenue.

General Description: In the offering is an opportunity to purchase 78.6 acres, 215.96 acres all the way up to a whopping 294.5 acres. So whether you want to add a small piece to your operation or want to make a rare substantial addition to your operation or investment in your future holding this sale offers something for everyone. You get to make your own decision!

These farms are rolling and have had a lot of extra attention paid to detail. Lots of improvements in terracing & tiling & extensive dirt work have made these modern showcases for hill ground. They have been farmed by one of the area's good farming families noted for handling the land as if it were their own & keeping it in a high state of fertility & production. There is currently chicken manure on all the cropland. There is also a Sioux drying bin on Parcel 2. If you want to own land that is strategically located just a stone's throw from Merrill's Ethanol Plant, Hinton's Elevator & Le Mars, as well as only minutes from Sioux City's terminals, what more could you ask for? Also in Parcel 2 there is 16.1 acres in the Riparian program that Hank will buy out of the program that you will be able to farm if you wish.

The Plymouth County FSA figures will be split according to their calculations after the sale & sold subject to their rules. Their figures show 260 cropland Acres w/a 132.4 acre Cornbase w/a 95 bu. Direct & C.C. yield Index & 58.9 acre Soybean base w/a 29 bu direct & C.C. Yield Index. The Plymouth County Assessor & NRCS office shows the main soil types to be Ida, McPaul-Kennebec, Monona, & Napier. These soils are carrying a weighted average CSR of 39.1.

If you are wanting farmland that will come close to producing right up there with the best but you don't want to pay 9 or 10 thousand an acre this may be just the ticket. Give these 2 farms serious consideration as a couple of pieces that may well prove to be one of the best investments in today's farming world. Great producer, Great Investment, Great Future growth potential, & Great Opportunity!! This may well be one of the best opportunities of 2011, don't let it slip by you!



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 & 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: 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. The property is currently leased for the 2011 crop year. The purchaser(s) will receive ownership possession at the time of final settlement, with the seller & tenant reserving all rights to the 2011 crop & will be subject to all tenants rights under current Iowa law. The seller will pay those taxes becoming delinquent October 1st, 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 owners' 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

Hank Tritz - Owner

LICENSED IN:
Iowa,
Nebraska & South Dakota

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