

BROCK AUCTION CO., INC.

PRESENTS

**Approx. 59.5 Unimproved Acres
Elgin Township, Plymouth County, Iowa**

OFFERED AT

PUBLIC AUCTION

Friday, May 4, 2007 at 10:00 am



DIRECTIONS: On the farm located on the North edge of Struble, Iowa. From Le Mars 6 miles North on Highway 75 then 1 mile West on blacktop C-12; or 11 miles South of Sioux Center, Iowa on Highway 75 then 1 mile West on Highway C-12.

LEGAL DESCRIPTION: A part of the SW 1/4 West of the Railroad in Section 5 Township 93 North, Range 45 West of the 5th P.M. Plymouth Co. Iowa.

GENERAL DESCRIPTION: In the offering is 59.5 acres (more or less) of outstanding unimproved Elgin Township farmland. This piece is unique in several respects, it is highly productive and high indexing land that is not so big that anyone could consider owning it. Laying right on the North edge of Struble and mere yards away from the highway makes this piece very attractive. The Plymouth Co. FSA office shows approximately 59.5 total acres with a 56.2 acre cropland, a 33.9 acre corn base with a 100 bushel yield index, and a 22.1 acre soybean base with a 39 bushel yield index. The Plymouth Co. Soil Conservation Service shows the Main Soil Types to be Galva Benches and some Radford. The CSR's range from 69 to 73.

Whether you are just starting to consider buying rich Iowa farmland or you want to add some really high indexing land to your current operation, this farm is an excellent choice. There is a lot of diversity and a lot of options with a piece like this. Give it some serious consideration, it should be a great fit for a lot of people.

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.

**Check our website at www.brockauction.com
or auctionrealtyofamerica.com**

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 sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The sale is subject to a one year cash rent lease for the crop year of 2007. The current annual taxes are approx. \$814.00. The sellers agree to pay those taxes that become delinquent on October 1, 2007 and all prior taxes based on current taxes. Descriptions and information are from sources deemed reliable, however, neither the seller nor Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold "as is", inspect to the extent deemed necessary and rely on your own judgement 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 the sale shall supersede any previously written terms.



WWW.BROCKAUCTION.COM

Up North LLC., Owners

LICENSED IN IOWA & SOUTH DAKOTA

BRUCE R. BROCK REAL ESTATE, LLC



BROCK AUCTION, CO. INC. AUCTION REALTY OF AMERICA

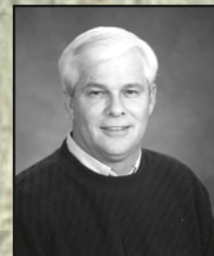
"The Real Estate Auction Company"



Bruce Brock
Broker
World Champion Auctioneer
30 Plymouth St. SW
Le Mars, IA 51031
712-548-4634 Office
712-548-4611 Home



Chuck Hardie
Auctioneer
23 West Second St.
Kingsley, Iowa 51028
712-378-3232 Office
712-378-2382 Home



Brian Rubis
Remsen, Iowa 51050
712-253-5481

R.K. WELANDER 468-2092
DARRELL SCOTT 883-2515
BRAD BROWN 838-4846
BOB PAULSRUD 883-2561

"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"