

BROCK AUCTION CO., INC.

Presents

Sherman Township, Sioux County, Iowa Farmland High Quality Farmland

Sold Either as 2 Evenly Split Tracts or as 1 Unit of 122.92 Acres



PUBLIC AUCTION

Saturday, December 5th, 2009 at 10:00 a.m.



Location: On the farm 2 miles South of Maurice, Iowa or 8 miles South of Sioux Center, Iowa on Highway 75 then 1/2 mile West on 490th Street.; or 10 miles North of Le Mars, Iowa or 2 Miles North of Struble, Iowa on Highway 75 then West 1/2 mile on 490th Street.

Legal Description:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) & the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 29, Township 94 N, Range 45 West of the 5th P.M., Sioux County, Iowa.

General Description:

In the offering is a very nice southern Sioux County farm.

In order to settle the Harold Vlieger Trust, the farm will be offered as either 2 evenly split tracts of approximately 61.46 acres or a complete 122.92 acres - whichever method yields the most money.

The Sioux County FSA office has this unit combined with another & will be split out according to their rules at the transfer of ownership. It does appear that there is approximately 67% of the cropland in corn base & approximately 33% in soybean base. The Corn Yield Index both Direct & C.C. is 106 Bushel & the Soybean Yield Index is 40 Bushel both Direct & C.C.. The Sioux County NRCS & Assessors Offices show the main soil types to be Galva with smaller amounts of Spillville & Judson & sprinklings of Primghar, Colo & Ida. The average CSR is approximately 65. This gently rolling farm is in a high state of production and has had excellent farming practices utilized for years by a good farmer and land steward. There is also a very nice 3 acre wildlife park on the south end of the West unit that has mature shrubs, trees & grasses. I have personally witnessed deer & pheasants in this piece. What a cool extra this is to have on your property.

For those familiar with the virtues of owning top quality, high indexing, outstandingly high producing farmland, these will make excellent additions to existing operations. We all know how difficult & how rare it is for land of this caliber to come up for sale in our neighborhoods and once it's gone how long it will be before the opportunity presents itself again. Be the person who, years from now, says, "Wow, I'm sure glad I bought that land in 2009 and can pass it on to my family and enhance their future & the future of my family's farming legacy!!" Please don't be the one who says, "I sure wish I would have bought that when I had the chance, but now it's too late & gone forever!!"

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: 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 on or before March 1st, 2010 upon delivery of clear & merchantable title. This property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Possession will be given on March 1st, 2010. The sellers will pay those taxes that become delinquent October 1st, 2010 & all prior taxes based on current taxes. Descriptions & 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. Auctioneer/Broker is representing the seller's interest in the transaction. All announcements made the day of sale shall supersede any previously written terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Harold Vlieger Trust - Owner

Licensed in Iowa

Licensed in South Dakota



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