

BROCK AUCTION CO., INC.

Presents

Preston Twsp, Plymouth County, Iowa
Approx. 82.2 m/l Unimproved Acres of Farmland



PUBLIC AUCTION



Friday, September 2, 2011 @ 10:00 a.m.

Location: On the farm located on Hickory Avenue - Ireton, Iowa. Located 1 mile West & 1 mile North of Craig, Iowa or 4 miles South of Ireton, Iowa.

Legal Description: A part of the E 1/2 of the NE 1/4, Section 1, Twsp 93 North, Range 47 West of the 5th PM, Plymouth County, Iowa.

General Description: Well here you go Outdoor Enthusiasts, Farmers, Hunters & Investors. In the offering is a really nice 82.2 acre tract of land that truly holds something for everyone. The land is currently enrolled in the CRP program, until 2014 which makes it a very desirable piece for upland game hunters who want a great place to hunt & yet earn some money to help pay for all that fun. Deer, Pheasants, & small game abound in this beautiful setting & you don't have to get permission to hunt either, its all yours. Farmers don't forget that in just a few short years when this comes out of the CRP & you take the tracks out & with a little shaping you will have a nice farm that is carrying a weighted CSR rating of 58.9. Investors you can own this piece & probably earn as much or more as you can anywhere else & your investment won't be paper it will be real & has a great potential to grow in value. No matter where your interests lie, this is a neat farm that deserves serious consideration.

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. Ownership possession will be given upon final settlement. The land is currently enrolled in the CRP program and is subject to those rules. The seller will pay those taxes that become delinquent October 1, 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

CGW L.L.C. - Owner

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Iowa,
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