

BROCK AUCTION CO., INC.

Presents

Washington & Grant Township, Plymouth Co., Iowa
 Unimproved 150 Acres & Unimproved 80 Acres
 of Great Iowa Farmland



PUBLIC AUCTION

Monday, October 6th, 2008 at 10:00 a.m.

Location: On the farm located 1 mile North of Brunsville, Iowa on Hwy K-42 then 1/2 mile East on 160th St.; Or 5 miles West of Le Mars, Iowa on Hwy 3 then 2 miles North on Hwy k-42; then 1/2 mile East on 160th St.; Or 2 miles East of Craig, Iowa on Hwy C-12 then South 5 miles on K-42 then 1/2 mile East on 160th St.

Legal Description: Parcel One: A part of the NE 1/4 of Section 3, Township 92 N, Range 46 West of the 5th P.M. Plymouth County, Iowa.

Parcel Two: East 1/2 of the SW 1/4 of Section 34, Township 93 N, Range 45 West of the 5th P.M. Plymouth County, Iowa.

General Description: In the offering are two good quality farms for the area. These farms have been in the Willer family a long time and they have always been known as a good farm family and excellent care takers of the land. Located right next to Brunsville, and conveniently between Craig and Le Mars the farms present excellent grain marketing opportunities. Also this area is really strong in livestock production which should further enhance your marketing prospects.

The 2 Parcels will sell individually w/ Parcel One being the 150 acre unit and Parcel Two being the 80 acre tract. Parcel one will sell first followed by Parcel Two. The parcels will not be put back together and offered as a single unit.

Parcel One: The Plymouth County FSA office shows 156 Farmland Acres, 143.4 Cropland acres, with an 85.6 acre corn base w/a 102 bushel Direct and CC Yield Index, a 57.6 acre Soybean Base with a 38 bushel Direct and CC Yield Index. The Plymouth County NRCS and Assessors office show the main soil types to be Galva, Radford & Ida. The CSR's range from 35 to 72 with an average of just over 60. Excellent high indexing soil.

Parcel Two: The Plymouth County FSA office shows 80 Farmland Acres, 68 Cropland acres, a 43.3 acre Corn Base with a 102 bushel Direct and CC Yield index and a 8.8 acre Soybean base with a 38 bushel direct and CC Yield Index, and 15.9 Acres of CRP at \$152/ Acre until 2017. the Plymouth County NRCS and Assessors office show the main soil types to be Radford, Galva, Galva Benches, and Ida with CSR's ranging from 35 to 74 with an average of approximately 55.78. Another high indexing unit with great soils.

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 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 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. The sellers will prorate the rent and the taxes to the date of final settlement based on current taxes. Description and information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warranties 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 owner's approval. All announcements made the day of sale shall supersede any previously written terms.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Willer Farms - Owners

BROCK AUCTION CO., INC.

Licensed in Iowa

Licensed in South Dakota



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