

BROCK AUCTION CO., INC.

Presents

Liberty Township, Plymouth County, Iowa Approx. 150 Unimproved Acres



PUBLIC AUCTION



Friday, August 5th, 2011 at 10:00 a.m.

Location: From **Merrill, IA** go 8 miles West on Hwy. C-44, then 2 miles South on Fir Avenue; or from **Hinton, IA** go 4 miles West on Hwy. C-60, then 2 miles North on Hwy. K-22, then 2 miles West and North on Hwy. C-43 then continue North on Fir Avenue.

Legal Description: The SW 1/4 of Section 16, Township 91 North, Range 47 West of the 5th P.M., Plymouth County, Iowa; except for 10 acres w/the building site.

General Description: In the offering is a very nice Liberty Township, Western Plymouth County Farm. This parcel has been farmed well by good area farmers. It has had good conservation measures practiced, with excellent terraces & contouring applied. Located only 10 miles from Sioux City, Merrill & Hinton it should be very desirable for many of you.

Plymouth County FSA office shows 150 total acres with 132.7 cropland acres, with a 66.3 acre cornbase with a 94 bu. Direct & 120 bu. CC Yield Index, a 64.5 acre Soybean Base with a 34 bu. Direct Yield Index & a 41 bu. CC Yield Index & a 1.5 acre Oat Base w/a 71 bu. Direct Yield Index & a 51 bu. CC Yield Index. The Plymouth County Assessor's office & the NRCS office show the main soil types to be Ida, McPaul Kennebec, Galva & Monona. The weighted CSR average is 48.7. This sale should prove to be a great opportunity to buy 150 acres & the farm will fit any size operation. In the high demand grain farming & marketing of today, being only minutes from Merrill's ethanol plant and from Hinton's & Sioux City's grain terminals, you will really be able to maximize your marketing options. With land being such a highly sought after commodity and with such a bright outlook for the future of agriculture in this area, you will certainly want to take advantage of this great buying opportunity & add a piece to your farmland holdings. You are now in control of your own destiny!

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 new buyer(s) will receive 1/3 of the 2011 crop. The sellers will pay 2/3 of the 2011 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 terms.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Scott & Stacey Winter - Owners

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