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BROCK AUCTION CO., INC.

Presents

Approx. 257 Unimproved Acres Sec. 9 Union Twsp
Prime Plymouth Co., IA Farmland & Approx. 6 - 7 Acre Acreage
w/ 2 Homes & Outbuildings

PUBLIC AUCTION

Monday, July 19, 2010 @ 10:00 a.m.

Location: From Kingsley, go 3 miles Northwest on Hwy. C-66, then West 1 mile on Hwy. C-60, then 5 1/2 miles North on Pioneer Ave.; From Remsen, go 2 miles West on Hwy. 3 then South 6 miles on Pioneer Ave.; From Le Mars, go 4 miles South on Hwy. K-49, then 6 miles East on 230th St; or from Oyens, go 7 miles South on Hwy. K-64, then 1/2 mile East on 230th St.

Legal Description: NE ¼ and the N ½ of the SE ¼ and a part of the NW ¼ of Section 9, Township 91N, Range 44 West of the 5th PM, Plymouth County, Iowa

The property will sell as choice of Parcel 1 (N 1/2 SE 1/4); Parcel 2 (a part of NE 1/4 approx. 154 acres m/l) or Parcel 3 (apart of NE 1/4, NW 1/4 approx. 23 acres m/l); or any combination of the three. In the event all 3 parcels are taken, the auction of the land is over. The parcels will not be combined & sold as one unit. Immediately following the sale of the farmland the acreage will be offered.

General Description: **What more could you ask for???** In the offering are 3 outstanding parcels of high quality Iowa farmland plus an acreage with 2 homes & outbuildings. In the age of land consolidation it is really rare to find tracts of land in increments from 23 acres, 80 acres, 154 acres m/l or 257 total acres, if you want a large tract to add to your holdings in the future. The current economic times are showing us what our forefathers knew decades ago. There is nothing that is as stable and nothing that is as worthy of your family name & legacy, than farmland of this caliber. The Plymouth Co. FSA office shows 244.5 acres of cropland, with Corn & Soybean bases evenly split at 120.5 acres, Corn Yield Indexes of 107 Direct & 114 CC respectively & Soybean Yield Indexes of 33 Direct & 39 CC. The highly productive soils as represented by the Plymouth Co. NRCS & Assessors Offices are Galva, Primghar & Calco and they have CSR's that range from 42 up to 76 with weighted average of 65.7 WOW!

Throughout our history there have been few investments is ones self or family that have paid bigger dividends than farm land ownership. Dividends come in many forms, pride of ownership, financial stability, sense of self worth for providing so much for others & doing the hard things others don't or won't do to control their own destiny & of course history has shown it to be an awesome wealth builder when handled properly**. It is our history & soon to be your future.** Located so close to Kingsley, Remsen, Le Mars & Oyens your marketing opportunities are unlimited.

The acreage has 2 homes which have been rented & several outbuildings of little consequence. This acreage is ideal for someone who wants to live in one home (large or small) and rent out the other to help make some payments. Also anyone who is half handy & wants to put some sweat into a place & get paid for their hard work has a real opportunity here.

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 sale and sign a real estate contract agreeing to pay the balance on delivery of clear & 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 land is currently leased for the 2010 crop year and is subject to tenants rights. The buyer will receive 1/4 of the 2010 cash rent. The Sellers will pay 3/4 of the 2010 calendar year taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the auctioneer/Broker are making any guarantees or warrantees 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 sellers' interest in the transaction. This sale subject only to the owners' approval. All announcements made the day of sale shall supersede any previous written terms.*

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

Richard Zimmerman Estate - Owners

James Pickner, Attorney - Hawarden, IA — Dennis Zimmerman, Excecutor

LICENSED IN:
Iowa,
Nebraska & South Dakota

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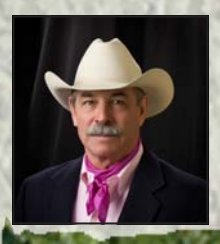
Since 1919



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