

BROCK AUCTION CO., INC.

Presents

Logan Twsp, Ida County, Iowa

Approx. 316 Unimproved Acres of Prime Top Quality Farmland



PUBLIC AUCTION



Friday, August 26th, 2011 @ 10:00 a.m.

Location: Located 1 mile South of Holstein, Iowa from Hwy. 20 go 1 mile South on German Avenue. Sale will be held at the intersection of 170th Street & German Avenue.

Legal Description: **Tract 1:** The NW 1/4 & the W 1/2 of the W 1/2 of the NE 1/4, Section 8, Twsp 88 North, Range 40 W of the 5th PM, Logan Twsp, Ida County, IA containing 200 acres m/l
Tract 2: The E 1/2 of the SE 1/4 and the SE 1/4 of the NE 1/4, Section 6, Twsp 88 North, Range 40 W of the 5th PM, Logan Twsp, Ida County, IA minus 4.4 acres & improvements containing 115.6 acres m/l

**The Property will be sold as Parcel 1 then Parcel 2.
 The parcels will not be combined & sold as one unit.**

General Description: Wow!! What A Way To Make 2011 A Year To Remember!!!! Everyone in the Holstein area knows of Don Irwin and his excellent reputation. The Irwin Trust will be offering 2 outstanding Ida County Farms at Public Auction. As so often is the case in these family held farms it is really rare to have an opportunity to buy one at public auction. Both farms have been farmed by one of the areas good farmers who handles the landlords ground as if it were their own. These gently rolling pieces have been excellently farmed & are currently in a high state of fertility & production.

The Ida County FSA office shows 316 Farmland Acres, 304 Cropland Acres with 147.3 acre cornbase with 113 bu. Direct Yield Index & 150 bu. CC Yield Index, a 156.7 Soybean Base w/a 37 bu. Direct Yield Index & a 44 bu. CC Yield Index. The Ida County FSA acreage allotments will be done subject to their rules. Parcel 1 is the 200 Acre Parcel and shows the main soil types to be Galva, Colo Judson & Colo with a sprinkling of Ely, Sac, Burchard & Kennebec and carries a weighted CSR average of approx. 66. Parcel 2 shows the main soils to be Galva & Colo Judson with a small amount of Sac & Primghar and it carries a weighted CSR average of approx. 64.3. As you can see these are 2 of Ida Counties Top Quality Farms and certainly one that anyone in farming today should consider adding to their portfolio.

For those familiar with the virtues of owning top quality, high indexing, outstanding 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 its gone how long it will be before the opportunity presents itself again. I hope you'll be the person who, years from now says "Wow, I'm sure glad I had the foresight to buy that land in 2011 and can pass it on to my family and enhance their future & the future of my families 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 and gone forever!!"

Both the parcels are located in the heart of Ida Counties strongest area. Great marketing possibilities, ethanol plants, livestock feeding, Hwy. 20 with easy terminal access & one of Ida Counties strongest communities only a mile away. These 2 parcels can be the Crown Jewel in any farming operation. Come to the auction & become one of the proud owners of the rich farming tradition!! See you at the sale!

Bruce R Brock

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 leased for the 2011 crop year and is subject to tenants rights. 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

Donald W. Irwin Revocable Trust - Owner

Nancy Feddersen, Trustee

Robert B. Brock II, Le Mars, IA - Attorney For Trust

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