

BROCK AUCTION CO., INC.

Liberty Township - Plymouth County, Iowa
 Approx. 190 M/L of Quality Farmland
 (Land Sold in 2 Tracts)



PUBLIC AUCTION



Friday, November 15th, 2013 @ 10:00 a.m.
 (Sale to be held at the site of Tract 1)

LAND LOCATION: FROM MERRILL, IA: Tract 1: 4 miles West on Hwy. C-44, then 3/4 of a mile North on Hwy. K-30. Tract 2: 6 miles West on Hwy. C-44 then 2 miles South on Hwy. K-22, then West 1 mile on 250th Street, then 1/2 mile South on Granite Avenue.

FROM HINTON, IA: Tract 1: 2 miles West on Hwy. C-60, then 6 3/4 miles North on Hwy. K-30. Tract 2: 4 miles West on Hwy. C-60, then North 2 1/2 miles on Hwy. K-22, then West 1 mile on 265th Street, then North 1/2 mile on Granite Ave.

LEGAL DESCRIPTION: Tract 1: Approx. 30 Unimproved Acres M/L located in the North portion of the East 1/2 of the NE 1/4 of Section 1, Township 91 N, Range 47 West of the 5th PM; to be more accurately by an exact survey. Tract 2: SW 1/4 of Section 22, Township 91N, Range 47 West of the 5th PM, all in Plymouth County, Iowa.

GENERAL DESCRIPTION: In the offering are 2 parcels of land, each providing something very interesting for several people. Tract 1 is an approximate 30 Acre Unimproved piece of land that will give someone who can't afford or doesn't want to spend a large amount of money to get into the farming business a great chance to dip your toe in the water. It is a gently rolling piece that will lend itself to either be your starting piece or add to your current portfolio. It appears to be a unit that will be easy to farm & provide excellent crop production.

(Oh, how about this) what if you wanted a great place to build a home & acreage with some extra farmland to enjoy along the way. Just meet the Plymouth Co. Zoning rules & get approved subdivision & you are on your way. All on a hard surfaced road!!

Tract 2: Here is a complete 160 Acre farm that has loads of possibilities. With almost 140 acres of Cropland & 20 Acres of waterways, creek & trees, you can either have some work done to increase your acres to be farmed or have some land for building a pond & other recreational ventures that are so sought after these days.

The Plymouth County FSA office will figure the #'s on Tract 1 when the exact acres are determined according to their standard procedures. According to the Plymouth County NRCS & Assessors Office show the predominate soils on Tract 1 appear to be Radford, Ida, Calco & Galva. The weighted CSR average appears to be approx. 54.1. Tract 2's FSA figures shows 160 Farmland Acres w/139.1 Cropland Acres, with an 88.4 Acre Cornbase with a 94 bu. Direct & CC Yield Index, a 31.4 Acre Soybean base with a 32 bu. Direct & CC Yield Index. The NRCS & Assessors office show main soil types to be McPaul Kennebec, Ida, Monona & Galva. The weighted average CSR is approx. 50.6.

Here are 2 very nice pieces that give one a lot of flexibility no matter what you want. It is rare to have so many options. I am sure one of these farms will be just right for you.

Bruce R. Brock

Whether you want to buy or sell Agricultural property of any kind, Brock Auction Co. Inc. and 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.

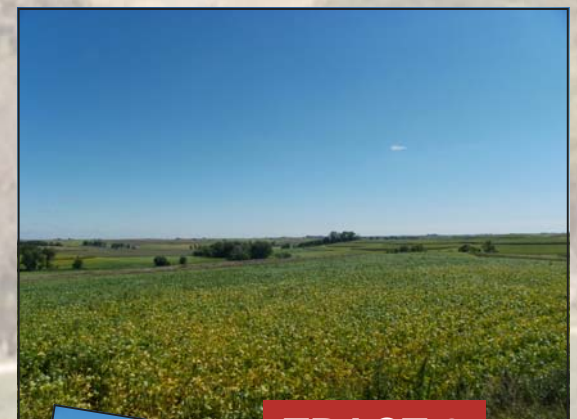
Put the Brock Team to work for you!

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 & sign a real estate contract agreeing to pay the balance on or before January 5th, 2014 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land may be farmed for the 2014 Crop Year. Seller pays the 2013 taxes and buyer pays the 2014 taxes. Prorated taxes will be 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 this transaction. The sale is subject only to the owners approval. All announcements made the day of sale shall supersede any previously written or oral statements.



TRACT 1



TRACT 2



More Pictures & Details at WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Derek Strandburg,
 Executor

MERLIN TROMETER ESTATE - Owners

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