

BROCK AUCTION CO., INC.

Presents

**Perry Township, Plymouth County, Iowa
Excellent Farmland, Investment & Development Property
Approx. 20 Unimproved Acres M/L (Sold as One Unit)**



PUBLIC AUCTION



Monday, December 5th, 2011 @ 10:00 a.m.

Location: 1 Mile West on Highway C-80 from the intersection of Highway 75 and Highway C-80 on the north edge of Sioux City, Iowa & 3 miles South of Hinton, Iowa

General Description:

OPTIONS, DIVERSITY & POTENTIAL GALORE!!

In the offering is an outstanding 20 acre M/L piece of property that sits squarely in some of Siouxland's most picturesque country home settings. There is as much flexibility with this land as any we have sold in recent history. Setting on Plymouth County's southern border, you will enjoy Plymouth County's taxes and yet be only a couple of minutes from Sioux City and all it has to offer. While nestled among the beautiful country estates that surround it, you may want to have your own private 20 acre estate or possibly further subdivide the property into complying smaller tracts, according to Plymouth County and Sioux City Zoning Laws, and have some of your cost covered on the land you keep. All the while you are deciding, you will have the luxury of owning great income producing property from some very desirable farmland. The possibilities are endless. This kind of opportunity seldom comes along and it will be one that you will not be sorry you took advantage of. The age old adage in real estate of Location, Location, Location has never been more true than with this cool property!

Best of Luck!
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 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

Jesse Brosnan - Owner

BROCK AUCTION CO., INC.

LICENSED IN:
Iowa,
Nebraska & South Dakota

4th Generation
Since 1919

WWW.BROCKAUCTION.COM



Bruce R. Brock
Broker
World Champion Auctioneer
30 Plymouth St. SW
Le Mars, Iowa 51031
712-548-4634 Office
712-548-4611 Home
877-653-4016 Toll Free

Bruce R. Brock Real Estate, L.L.C.



Darrell Scott - Mapleton, IA - 712-208-0003
Brian Rubis - Le Mars, IA - 712-253-5481
Steve Gaul - Hawarden, IA - 712-551-2586
Adam Karrels - Sturgis, SD - 605-490-1701
Clay Edwards - Sioux Falls, SD - 605-201-1145

"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY