

BROCK AUCTION CO., INC.

Presents

Approx. 4 Acre Acreage w/Home & Outbuildings
Household Items & Acreage Equipment at



PUBLIC AUCTION



Saturday, July 25th, 2009 at 10:00 a.m.

25041 C-38 - Merrill, IA (6 miles West of NIPCO Corner on C-38)

Lunchwagon on Grounds

Acreage Open Houses: Tuesday Evenings, July 14 & July 21, 6:00 - 7:30 p.m.

This acreage is welcoming from the word go!

If you've been waiting for an acreage that will instantly feel like home and has plenty of opportunity for many different endeavors, then this is the acreage for you. There is a barn and yard for the hobby farmer and his animals. There is a large yard for the garden lover. There are gorgeous mature shade trees on every side of this acreage. You'll never want to go inside! And with 5 Outbuildings, you won't be hurting for space.

On the acreage is a 4 bedroom home that is move in ready and has plenty of history to go with it. Built in 1890, this home has seen plenty of love come through the doors. The Kovarna's have taken care of this home for the past 23+ years and are ready to let a new family come in and take the reins. The home has a porch on both sides to welcome guests from either direction and has plenty of room to entertain. The eat-in kitchen and dining room are conveniently attached by a built in "pass through" where delicious meals and desserts can be displayed before the entire family, and there is a fruit cellar where you can store your homemade pie fillings. The living room is just off the front porch so you can kick off your shoes and relax as soon as you walk in the door, and there is an entry closet for your shoes and jackets.

The second story holds the 4 bedrooms, one of which has a walk out balcony to view the southern horizon on cool summer evenings. And with all the shade trees, feel free to open your windows and save on the utility bill, because the air is fresh and the breeze is free.

Call Brock Auction Co., Inc to view this lovely acreage or attend one of the open houses

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.

The Acreage Equip. and Household Items will sell immediately following the sale of the acreage. Please see our website for pictures and a complete listing @ www.brockauction.com

Furniture, Appliances & Household Items

- (2) Refrigerators (Amana & Kenmore)
- Hardwick Gas Stove; Microwave
- Maytag Washer & Maytag Gas Dryer
- Maple Dining Set w/1 Captain & 4 Chairs
- (2) Lazy-Boy Recliners, Brown
- Glider Rocker; (2) Oak Chairs & Kitchen Stool
- Cedar Chest; Lamps; End Table
- "Harp" Occasional Table; (3) Book Shelves
- Singer Futura Sewing Machine in Cabinet
- Double Sz. Bedroom Set
- Twin Bed; (2) Chest of Drawers
- Bedding; Quilts; Kitchenware
- Card Table & 4 Chairs; 19" Color TV
- Aladdin Lamp; Pictures & Wall Decor
- Christmas Tree & Holiday Decor
- Noritake 16 pl. Setting - Donna Pattern
- Microwave; New Bread Machine
- Vacuum; Utility Cart
- Camel Back Trunk; Old Records

Lawn & Acreage Items & Miscellaneous

- Snow Blower; (2) Push Lawn Mowers
- Cement Mixer; Corn Sheller
- 22 Rifle; 30-06 Remington with Scope
- 12 Ga. Browning Shotgun
- Kitchen Cupboards; Grill; Lawn Chairs; Bicycles
- 4 Gates; Calf Halters
- Steel Post; Tools; Scrap Iron; Hose & Reel

**1650 Oliver
w/Widefront
Westendorf
WL-40
Loader**



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Howard & Marjorie Kovarna - Owners

Licensed in Iowa

Licensed in South Dakota

BROCK AUCTION CO., INC.



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