

BROCK AUCTION CO., INC.

Presents

2 Golf Course Lots & 15 Plus Acres in the City of Le Mars, Iowa



PUBLIC AUCTION



Thursday Evening, August 25th, 2011 @ 5:30 p.m.

General Description: In the offering will be Lots 1 & 2 in Willow Run Addition to the City of Le Mars. These lots will sell together as one lot so someone is going to enjoy a large spacious lot in a very desirable neighborhood. If you have wanted to buy a lot in Willow Run this is an excellent opportunity to do so and own over an acre & a half of land. You will also have the protection of a homeowners association.

We will also be offering approximately 15.6 m/l of farmland located just South of the Railroad Tracks on Marble Avenue. This property includes good bottom farm ground and produces good crops. It is in the city limits so there could be other possibilities if you are a creative individual with some vision & foresight. This land will be sold by the acre.

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. Possession will be given upon final settlement, (the sellers retain the rights to the 2011 Corn Crop). Taxes will be prorated to date of final settlement. 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 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

Rick & Marion Langel - Owners

LICENSED IN:
Iowa,
Nebraska & South Dakota

BROCK AUCTION CO., INC.

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Since 1919



Bruce R. Brock
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"The Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919"