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

BROCK AUCTION CO., INC.

Presents

Fishermen, Hunters & Outdoor Enthusiasts
DREAM of A LIFETIME
Gorgeous 6 Acres M/L & Beautiful Pond

PUBLIC AUCTION

Friday Evening, October 8th, 2010 @ 5:00 p.m.

Location: 3 miles South of Maurice, IA on Highway 75 then 1/3 of a mile West on 500th St.; **OR** 9 miles North of Le Mars, IA on Highway 75 then 1/3 of a mile West on 500th St.; **OR** 9 miles South of Sioux Center on Highway 75 then 1/3 of a mile West on 500th St.; **OR** 5 miles West of Orange City on Highway 10 then 5 miles South on Highway 75 then West 1/3 of a mile on 500th St.

Legal Description: Approx. 6 Acres M/L located in the NE 1/4 of Section 32, Township 94 North, Range 45 West of the 5th P.M., Sioux County, Iowa.

General Description: Never in the history of Brock Auction Co., Inc. have we had the opportunity to offer at Public Auction such a unique and wonderful piece of property. All of us who love the outdoors dream of owning our own little slice of outdoor heaven. Here is an opportunity that just never comes around in our area. Tod & Karen have made this little jewel something really special. The pond itself holds several species of fish including Bass, Pike, Catfish, Panfish & provides year round fishing including ice fishing. There are native grasses and cedars planted that will serve as a haven for all kinds of upland game and birds. Being just a few minutes from several area towns, whether you are a fisherman, duck & goose hunter, pheasant & deer hunter or you just want to enjoy all that nature has to offer in this awesome setting, this crown jewel offers it all.

How about getting a few of your buddies together and chip in some cash and turn this into the type of fishing and hunting camp that most of us only dream about or read about in an outdoor magazine. Imagine the enjoyment you will have yourself for years to come, and imagine also the rich memories you will create for your kids & grandkids as they look back on their lives and remember all the special times you created for them by owning this wonderfully unique place. All these special dreams and memories can be yours on October 8th, 2010 at 5:00 P.M. See You There!!!

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 sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. This property sold without buyer contingency of any kind so have financial arrangements made prior to bidding. Possession will be given on final settlement. The sellers will prorate the taxes to the date of possession. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the auctioneer/broker are making any guarantees or warrantees actual or implied. Property sold "as is", so inspect to the extent deemed necessary and rely on your own judgment when bidding. Auctioneer/Broker is representing the sellers' interest in the transaction. This sale subject only to the owners approval. All announcements made the day of sale shall supersede any previous written terms.*

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

Tod & Karen Schlenger - Owners

LICENSED IN:
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Nebraska & South Dakota

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World Champion Auctioneer
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