

BROCK AUCTION CO., INC.

Presents

**2 Apartment Building w/Shop Plus
Additional Lot Plus Large Nascar, Harley
Davidson & Coke Collectibles & Tools at**

PUBLIC AUCTION

Saturday, July 19th, 2008 at 10:00 a.m.



Location: 210 Oak Street - Brunsville, Iowa

Legal Description: Lots 7, 8, 9 & 10 in Block 5, Brunsville, Plymouth County, Iowa.

General Description: In the offering is a great opportunity to own some rental property that is both unique & hard to find. The metal building itself has two apartments, one upstairs w/large living room, large kitchen with lots of cupboard space, 2 bedrooms & full bath, laundry room. All appliances stay with the apartment.

The main floor unit has 2 smaller bedrooms, kitchen living room area, full bath and storeroom. Also behind the main floor apartment & to the east are two large shop areas with storage & large overhead doors plus an office area off the shops. There is a very nice metal roof, propane forced air furnace & central air on the main floor & window air on the upper floor.

There is also a large double lot on the west side of the building that sells with the property. If you want a great piece of investment, income producing, rental property with lots of room to expand be sure to give this unit careful consideration. Located only 6 miles from Le Mars yet nestled in the great town of Brunsville this is a great opportunity.

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: 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 is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Ownership possession will be given on the date of final settlement. The sellers will prorate the taxes to the date of possession. Description and information are from sources deemed reliable, however, neither the seller nor the Auctioneer/Broker are making any guarantees or warranties actual or implied. Property is 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. The sale is subject only to the owners' approval. All announcements made the day of sale shall supersede any previously written terms.

For a viewing, please contact Rich or Doris at 712-540-2886

Immediately following the sale of the real estate the following personal property will sell:

80 + NASCAR Transporters, 1:64 Scale w/boxes
Harley, Nascar; Sturgis, Coke Memorabilia
Gottlieb's Road Race Pin Ball Machine
Harley Thunder Rally Pin Ball Machine
(2) Machines for parts
Biker Magazines: Easy Rider; Hot Bike; Roding & Restyling; Hot Rod, & More
Many framed & unframed Posters & Photographs- Harley, Nascar, Sturgis, Coke
Coke Collector Cards; Radio Flyer Wagon

Big Deuce Classic 1932 Ford Roadster Model w/box
Harley Parts-(2) seats, bag & misc.
100 T-Shirts - mostly Daytona & Sturgis Rally
Marten Tenor Sax w/case
(3) Glass Display Cases
Coca-Cola Cooler on stand, ice cooled
(8) Gasoline Pumps; (2) Parking Meters
Nature M - International Seat
Model A Kardeen Trunk Bracket
1934 Plymouth Door & Teraplane Bumper

GMC & Chevy Pickup Trim Rings & Center Caps
Hub Caps; Sprint Car Tires; Car Radios & Speakers
Automatic Kar-tote, galvanized w/brakes
Smitty Built Running Boards; Hub Caps
Schumacher Battery Charger, 2-40 Amp, 100/200 Straight,6/12 Volt
Coleman Compressor-single stage, 60 Gal., 230 Volt
Air America 5 HP-30 Gal Compressor
Handy-Air-Lift Motorcycle Hoist
Elec. Sensor Tester Plus; Power Washer

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Rich & Doris Taylor, Owners

Licensed in Iowa



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

BROCK AUCTION CO., INC.

WWW.BROCKAUCTION.COM

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



Licensed in South Dakota

Brian Rubis - Remsen, IA
712-253-5481
Darrell Scott - Danbury, IA
712-883-2515
Steve Gaul - Hawarden, IA
712-551-2586
Clay Edwards - Sioux Falls, SD
605-201-1145
R.K. Welander 877-757-3557

"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