

# BROCK AUCTION COMPANY, INC.



Proudly Presents

## Absolutely Awesome Acreage

Approx. 5 1/2 Acres w/Beautiful Home & Outbuildings  
(Plus the option for the new buyer to purchase additional 5 or 10 acres of land)

# PUBLIC AUCTION

Saturday, June 9, 2018 @ 10:00 am  
Sale held at 30491 K-42, Hinton, Iowa

**GENERAL DESCRIPTION: Only in Your Dreams!!**

I can't think of better words to describe this unbelievable acreage of the Jarvis Family's. This gorgeous property has absolutely anything you can dream of if you want an acreage. The old real estate axiom, "location, location, location" could not hold truer than it does here. Located off Highway K-42, only 2 miles from the ever expanding town of Hinton with its excellent school system, beautiful golf course, and awesome residential and business growth happening right now. Hinton is located only 10 minutes North of Sioux City, Iowa and only 15 minutes South of Le Mars, Iowa and 5 minutes South of Merrill, Iowa. Both Sioux City and Le Mars have excellent airports with Sioux City being a regional hub for a national carrier.

Just for a second let your mind wonder and envision yourself actually living your dream. You're coming home from a long day in the hustle and bustle world of the daily grind, run here, hurry and meet this deadline and that. Now you're pulling into your beautiful tree lined driveway and you roll your window down and take a deep breath and let all the sights and sounds flow in and surround you. The rigors of the day seem to just float away and the sweet smell of lilacs, fresh cut grass and the birds playing their relaxing melody sweep all your cares away. The kids come running across the park like lawn with its in ground watering system, the horses hang their heads over the fence after grazing in their gorgeous pastoral setting over looking the beautiful Floyd River Valley and the town of Hinton, all anxiously waiting to see you. You don't have to wake up, this can truly be your life if you are the very lucky family to purchase this truly once in a lifetime acreage.

For nearly 50 years Lee and his family have made wonderful memories here and he wants the same for you and your family. He is offering a special opportunity to the lucky buyer of the property. He has measured off 2 additional 5 acre tracts of land directly West of the acreage itself that may be purchased if someone wants to add more land to their property. I could go on and on and still not cover all the wonders that await you, but you really need to come see for yourself and **Live Your Dream!! Make your Family's Dream Come True!**

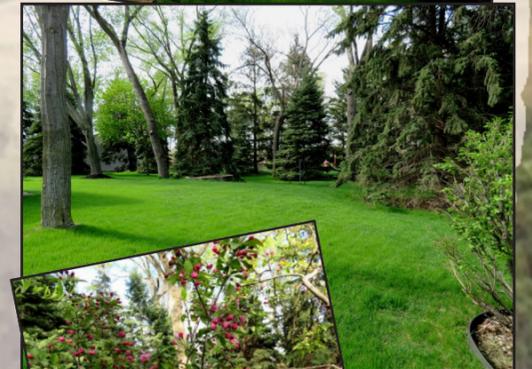
Best of Luck! *Bruce R Brock*

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 sale and sign a real estate contract agreeing to pay the balance on or before the 15th of July, 2018 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. Sellers will pay prorata taxes to date of possession and 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 this transaction. The sale is subject only to the owners approval. All announcements made the day of sale shall supersede any previously written or oral statements.



**FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**LEE JARVIS - Owner**



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
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(712) 548-4634 [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)  
LICENSED IN: Iowa, Nebraska & South Dakota

**AUCTIONEERS:**

- Bruce Brock - Le Mars, IA..... 612-859-3794
- Darrell Scott - Mapleton, IA..... 712-208-0003
- Brian Rubis - Le Mars, IA..... 712-253-5481
- Steve Gaul - Hawarden, IA..... 712-551-6586
- Adam Karrels - Sturgis, SD..... 605-490-1701
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- Troy Donnelly - Elk Point, SD..... 712-899-3748

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