

BROCK AUCTION COMPANY, INC.



Proudly Presents

Awesome Commercial Land & Investment Property PUBLIC AUCTION

Tuesday, April 24, 2018 @ 10:00 am
Sale held at Property Site
19550 Lake Ave., Le Mars, Iowa

GENERAL DESCRIPTION: Wow! What an investment opportunity! This is one of those truly rare chances in life that come along only once in a great while. Koley Land Company is offering for sale one of the most prime properties to come up in recent history. Located in the absolute epicenter of Le Mars' booming industrial area on the South edge of the city, you couldn't find a better location if you tried. Just off the highway 75 bypass, a block away from the Le Mars airport with its 4,600' soon to be 5,000' runway that can accommodate large private jets, and surrounded by the industrial and commercial complex; with extra land for building additional buildings this is a great opportunity. All the growth in the industrial area seems to be going right along Lake Avenue South and the Koley Land Co. property is poised to be the spearhead for the future.

There is currently three Quonset buildings. Two large buildings approx. 40'x100' each and one smaller building approx. 24'x36'. The buildings are currently leased and the new buyer can step into a ready made income producing property, or if you have a vision or big dream that only you can see, the buildings could be removed and you can make your dreams a reality on the entire property consisting of approx. 2.02 gross acres and 1.83 approx. taxable acres.

This will undoubtedly be your only opportunity to purchase such a flexible piece of land in Le Mars that holds such great potential for your future. Be sure to give this serious consideration and see what the future can hold for you and your family.

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 24th of May 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. 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 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

KOLEY LAND COMPANY - Owner



BRUCE R. BROCK

Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
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30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 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..... 712-551-2586
- Adam Karrels - Sturgis, SD..... 605-490-1701
- Pat Robeson - Sioux City, IA 712-259-1734
- John Herry - Windsor, CO..... 970-685-0645
- Troy Donnelly - Elk Point, SD..... 712-899-3748

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