

# BROCK AUCTION CO., INC.

## Cattlemen & Hunters Dream Grassland

Approx. 293 Unimproved Acres M/L in Perry & Hancock Twsp, Plymouth County, IA - Land offered in 2 Tracts



# PUBLIC AUCTION



Wednesday, November 4th, 2015 @ 10:00 a.m.

Sale will be held at the Farm Site (in case of inclement weather at the Hinton Community Center)

**LAND LOCATION:** Located In SW Plymouth County in Section 19 of Perry & Section 24 in Hancock Township on 310th St. just West of South Ridge Rd. Some of the land joins Horse Lake Development to the North & West.

**LEGAL DESCRIPTION:** **Tract 1:** NE 1/4 of the NW 1/4, Sec. 19 Township 90N, Range 47 West of the 5th P.M., Plymouth County, Iowa, except approx 1.01 acres M/L building site & acreage. **Tract 2:** W 1/2 of NW 1/4, Sec. 19, Township 90N, Range 47 West of the 5th P.M., containing approx. 94 acres; and the NE 1/4 of Section 24 Township 90 N, Range 48 West of the 5th P.M. all in Plymouth County, Iowa.

**METHOD OF SALE:** The successful bidder will have the option of taking their choice of Tract 1, or Tract 2, or the high bidder may take both Tract 1 & Tract 2. In the event both Tracts are taken the sale is over. The tracts will not be combined and offered as one unit.

**GENERAL DESCRIPTION:** **Cattlemen & Outdoor Enthusiasts of All Kinds - Take Note !!**  
In this offering is a really rare, hard to find piece of Pasture land. We all know what has happened to good grassland over the past few years as more and more land has been plowed up and put into crop production. Well here is a great opportunity to buy a really significant size piece of pastureland (just short of 300 acres) !! You may be able to find a few acres here or there along a creek or pond to put a handful of cows on; but one that will hold a lot of cows and has super water in several dams and ponds is extremely rare in this country. In recent years the cow/calf operation has been an excellent revenue source and income diversification for a lot of you and finding and owning a piece of land like this will only strengthen your hand in the future and secure it even more.

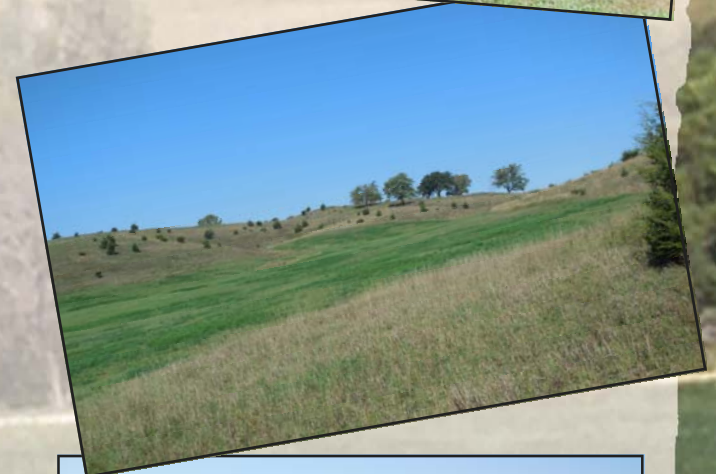
**Outdoor Enthusiasts:** Whether you are a hunter, fisherman, bird watcher or overall nature lover who would like your own private sanctuary that will not only nourish those desires & yet yield some income as well this property has it all. Deer, turkeys, pheasants, upland game, and all kinds of birds call this place home. Located so close to Sioux City, yet Plymouth Co. taxes makes this unique property a great potential private estate home site as well, with unbelievable views in all directions.

Whatever your dreams and desires may be, don't miss this opportunity without serious consideration. Call us, we would love to show it to you. Best of Luck, *Bruce R Brock*

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc.** and **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 & sign a real estate contract agreeing to pay the balance on or before December 5th, 2015 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 those taxes that become delinquent October 1st, 2016 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.



More Pictures, Video & Details at [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## Thomas & Dawn Beaulieu - Owners

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