

BROCK AUCTION CO., INC.

Proudly Presents

Beautiful 16 Acre M/L Home Site

PUBLIC AUCTION

Thursday, July 18th, 2013 @ 10:00 a.m.



Location: From Sioux City: North on Hwy. 75 to County Road C-80. Then 1/2 mile West on C-80. Located on the South Side of the Road.

General Description:

Gorgeous * Spectacular Views * Awesome Pines * Unparalleled Serenity
One of the most beautiful improved 16 acre m/l home sites ever offered at Public Auction in the Siouxland Area!

Located just North of Sioux City on Highway C-80 in Plymouth County is one of the crown jewels of this area. This acreage was specifically designed to be a unique private estate and features an exquisite pine forest. There are 2 large Morton buildings already situated on the property. You will literally be only 5 minutes from Sioux City yet be able to enjoy the quiet solitude that few locations can offer. Just imagine building your home on one of the pristine settings of your choice and watching the deer and rabbits right out your windows and waking to the wonderful sounds of songbirds in the morning. Can you see yourself enjoying the breathtaking sun rises and sunsets as only this oasis can offer. All this can be yours if you are the lucky bidder on July 18th. 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 delivery of clear & 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 upon final settlement. Taxes will be prorated to date of final settlement 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 the transaction. The sale is subject only to the owners' approval. All announcements made the day of the sale shall supersede any previously written or oral statements.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

JESSE BROSAN - Owner

BROCK AUCTION CO., INC.

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

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