

BROCK AUCTION COMPANY, INC.

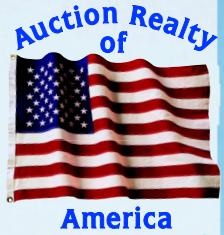


570 Acres M/L Newcastle Township, Dixon Co. North East Nebraska
Land Located in Sections 25 & 36 of Newcastle Township
Farm and Pasture Land W/Approx. 2,500 Hd.

Permitted Cattle Feed Lot



PUBLIC AUCTION



FRIDAY, JANUARY 27th, 2017 @ 10:00 A.M.

Auction held at: 88043 Filly Drive (Arrow B Arena) West of Ponca, Nebraska

Location: Located Approx. 4 1/2 miles West of Ponca on Highway 12 or Approx. 3 1/2 miles East of Newcastle NE on Highway 12.

Tract 1: Consists of Approx. 221 acres M/L

Tract 2: Consists of Approx. 139 acres M/L

Tract 3: Consists of Approx. 104 acres M/L

Tract 4: Consists of Approx. 91.64 acres M/L including the feedlot and buildings

All acre measurements are approximate and are subject to an exact survey if sold separately. Final survey totals will be how the final price will be established and will be binding on both parties.

METHOD OF SALE: The successful bidder will have the option of taking their choice of Tract 1, Tract 2, or Tract 3. The high bidder may take any combination of the Tracts or all 3. In the event all 3 Tracts are taken the sale of the land is over. The tracts will not be combined and offered as one unit. Immediately following the sale of the 3 tracts the feedlot (Tract 4) will be offered.

GENERAL DESCRIPTION: Great Opportunity! In the offering is a rare chance to purchase farmland and or a going feedlot concern. Many experts will tell you that to increase the long term value of any asset is to have maximum marketing flexibility. The Brown property has as good a diversification marketing potential as any in the area. The options range from crop ground to hay land with pasture and some trees, really well suited for cattle grazing and feeding. The feedlot is permitted for 2,500 hd. with a mill, covered confinement shed, indoor working area, very nice horse barn w/stalls and tack room, and feeding pens that have fence line bunks and good slope. There is also a retaining lagoon and 40 acre pivot system. Also a very nice office and shop building as well.

Location Location, whether you want to take advantage of the areas excellent grain markets close by or want to sell your grain and hay through the cattle and other livestock you will be in the drivers seat and have full control. With the land and the feedlot I feel you can step right into a turn key operation. You will also have flexibility in what you purchase. You may purchase 1 tract or any combination or all 4 tracts.

For your legacy as well as your families future in the farming and livestock profession this will prove to be one of those times you will look back on and be very proud that you had the foresight to step up and secure your place in history as an astute buyer/owner of a great operation. Best of luck to all!

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 & sign a purchase agreement agreeing to pay the balance on or before March 1st, 2017 upon delivery of clear & merchantable title. The property is being sold without buyers contingency of any kind, so have financial agreements secured prior to bidding. Ownership possession will be given upon final settlement. The land can be farmed for the 2017 crop year. Sellers pay 2016 taxes and buyer to pay the 2017 taxes. Title insurance will be provided. The cost of title insurance and closing agent fees will be split equally between the buyer and seller. 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 seller's interest in the transaction. The sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.



Pictures & More information at www.brockauction.com

Rod and Holly Brown - Owners



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**BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.**

LICENSED IN: Iowa, Nebraska & South Dakota



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