

BROCK AUCTION CO., INC.

PRESENTS

Prime 6.61 Acres M/L Commercial Land

PUBLIC AUCTION

Friday, May 22nd, 2015 at 10:00 a.m.

Located at the Intersection of C-80 & Frelon Drive
Just off Highway 75 North of Leeds & Sioux City



Location Location Location!! In the offering is a really rare opportunity to own some prime commercial property that has one of the most fantastic locations anywhere in the Sioux City area. This property is a high visibility piece with a huge daily traffic count on Highway 75 and also C-80 not to mention all of the businesses that are right next to it on Frelon Drive.

We all know the key to success of any commercial operation begins with its location and you couldn't ask for more than you can get here. Grab a hold of this unique offering and then let your dreams soar as all the possibilities unfold, and become your future reality.

Call Brock Auction Company Inc. today for more information or go to www.brockauction.com for pictures and information.

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 the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The seller will prorate the taxes to the 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 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

LARRY FIEDLER - Owner

LICENSED IN:
Iowa,
Nebraska & South Dakota

BROCK AUCTION CO., INC.

4th Generation
Since 1919

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BRUCE R. BROCK REAL ESTATE, L.L.C.



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