

# BROCK AUCTION CO., INC.

PRESENTS

## PUBLIC AUCTION EXCELLENT COMMERCIAL & RETAIL BUILDING

Tuesday, August 30th 10:30 am  
1301 Broadway- Emmetsburg, IA



Take advantage of this opportunity to own:

- Excellent Commercial and Retail Buildings
- 43,000+ Sq. Ft.
- 98,000+ Sq. Ft. Lot

If you have always wanted to start your own retail or commercial business in a very nice Western Iowa town, this sale is a wonderful chance! There is the possibility to own 2 buildings or 1 large building. The property was a Food Pride grocery store & an Alco store located on the premises.

The property will either be offered as 2 separate units or 1 complete unit, whichever yields the highest profit for the seller.

For more information, contact Bruce Brock with the information listed below. See you at the sale!



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## Ida Grove Charitable Trust - Owner

4th Generation Since 1919

### BROCK AUCTION CO., INC.

Offices in Iowa & South Dakota

- 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 - Merville, IA - 712-259-1734
- John Herry - Elk Point, SD - 712-259-6408
- Troy Donnelly - Elk Point, SD - 712-899-3748



**Bruce R. Brock**  
 Broker  
 World Champion Auctioneer  
 30 Plymouth St. SW  
 Le Mars, Iowa 51031  
 712-548-4634 Office  
 Licensed in: IA, SD, NE

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

