

BROCK AUCTION CO., INC.

Presents

6 Acres m/l Recreational Land w/Awesome Pond Section 32, Sherman Twp., Sioux County, Iowa



PUBLIC AUCTION



Thursday, May 10th, 2012 at 5:00 p.m.

Location: 3 miles South of Maurice, IA on Hwy. 75 then 1/3 of a mile West on 500th St; **OR** 9 miles North of Le Mars, IA on Hwy. 75 then 1/3 of a mile West on 500th St; **OR** 9 miles South of Sioux Center, IA on Hwy. 75 then 1/3 of a mile West on 500th St; **OR** 5 miles West of Orange City, IA on Hwy. 10, then 5 miles South on Hwy. 75 then West 1/3 of a mile on 500th St.

Legal Description: Approximately 6 Acres m/l located in the NE 1/4 of Section 32, Township 94 North, Range 45 West of the 5th P.M., Sioux County, Iowa

General Description: Rarely does an opportunity like this present itself twice. We at Brock Auction Co. are excited to offer this unique and wonderful of property at public auction again. All of us who love the outdoors dream of owning our own little slice of outdoor heaven. Here is an opportunity that just never comes around in our area. Tiffany has made this little jewel something really special. The pond itself holds several species of fish including Bass, Pike, Catfish, Panfish & provides year round fishing including ice fishing. There are native grasses and cedars planted that will serve as a haven for all kinds of upland game and birds. Being just a few minutes from several area towns, whether you are a fisherman, duck & goose hunter, pheasant & deer hunter or you just want to enjoy all that nature has to offer in this awesome setting, this crown jewel offers it all.

How about getting a few of your buddies together and chip in some cash and turn this into the type of fishing and hunting camp that most of us only dream about or read about in an outdoor magazine. Imagine the enjoyment you will have yourself for years to come, and imagine also the rich memories you will create for your kids & grandkids as they look back on their lives and remember all the special times you created for them by owning this wonderfully unique place. All these special dreams and memories can be yours on May 10th, 2012 at 5:00 P.M. See You There!

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 the sale and sign a real estate contract agreeing to pay the balance on delivery of clear & merchantable title on or before June 5, 2012. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Possession will be given upon final settlement. The seller will pay prorated taxes till day of final settlement & 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 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

Tiffany Justus - Owner

BROCK AUCTION CO., INC.

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



Darrell Scott - Mapleton, IA - 712-208-0003
Brian Rubis - Le Mars, IA - 712-253-5481
Steve Gaul - Hawarden, IA - 712-551-2586
Clay Edwards - Sioux Falls, SD - 605-201-1145
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