

BROCK AUCTION CO., INC.

Presents

Section 19, Wolf Creek Twsp, Woodbury County Improved 66.5 Acres of Iowa Farmland + Farm Machinery, Tools, Antiques & Household Items



PUBLIC AUCTION



Saturday, July 9th, 2011 at 10:00 a.m.
1922 Ida Avenue - Merville, Iowa

Location: On the farm located South East of Merville, Iowa on Hwy. K-67 to intersection where the highway ends & intersects with 185th Street. Take 185th Street East 1 mile to Ida Avenue, then go South on Ida Avenue approx. 1 mile and the farm is on the East side of the road.

General Description: What a rare find!!! This 66.5 Acres with it's beautiful mature trees, awesome pond, lush grass, quaint older 2 story farm home & old barn & outbuildings. Nestled in the gentle rolling hills of central Woodbury County Country side it is like being back in a gentler carefree time. Listening to the song birds, watching the deer & pheasants amble by or walking down the path to the pond to go fishing & relax, this is life at its best!

Here is a quiet get-a-way from the hustle & bustle of the daily grind or a place only minutes from Sioux City & Merville where you can slip away for a quiet weekend. While you are enjoying this wonderful experience the FSA office will send you an annual check for the CRP & the farm ground & hayland provide additional income.

Imagine the memories you will create for not only yourselves but your children & friends that over the years they will cherish more & more. Beautiful unique properties like this are almost impossible to find anymore. You owe it to yourself & your family to come and explore the endless possibilities this land holds for someone with a vision & a dream. Call us for an appointment to view this wonderful farm!

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 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 on date of final settlement. Cropland & hayland will be subject to tenants rights; & CRP payments will be pro-rated according to FSA rules. Taxes will be pro-rated 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 terms.

Immediately following the sale of the Real Estate the following Personal Property will sell:

2004 Buick LeSabre Limited, 4 Dr, Leather, Full Power, OnStar, 123,433 Miles, Nice
1750 Oliver Diesel Tractor, Narrow Front, 2 pt, Dual Hydraulics
Westendorf W-L 30 Loader, 84" Bucket
John Deere 3010 Diesel Tractor w/Cab, Narrow Front, 3 pt, Dual Hydraulics, Syncro Range Trans., Serial #T35691
SC Case Collectible Tractor, Narrow Front, Hand Clutch Serial #5523974SC
John Deere 125 Riding Lawn Mower, 42" Deck, Std. Trans.
John Deere 116 Riding Lawn Mower w/Leaf Blower Attach., Hydrostatic Drive, 52" Deck; Owatonna Grinder Mixer
1977 Chevrolet Pickup 4x4 1/2 Ton; Ryobi Mulching Blower
Lincoln 220 Amp Welder; Small Torch Set
Ryobi 9" Tiller; Stihl Weed Eater; Puma Air Compressor
John Deere Sickle Mower; Straight Disc; 2 Lawn Carts
Husqvarna Chain Saw; Skil Circular Saw
Hand Tools; 2 1/2 ga. Hand Sprayer
Brutte 22" Push Mower; 2 Wheel Carts

Straight Back Oak Chairs
Old Army Steamer Trunk
7 Drawer Oak Antique Dresser
Hank Crank Glass Butter Churn
4 Dr. Wooden Dresser
4 Dr. Knee Hole Writing Desk
Metal Storage Cabinet
Antique Oak Buffet
Waterfall Front Vanity
Small Chest Deep Freezer
Seth Thomas Mantle Clock
Oil Lamp; Library Table
Maytag Refrigerator
Library Table; Oil Lamp; Large Desk

Antique Dutch 4 ft. Smoking Pipe w/Porcelain Bowl & Dutch Windmill Scene



Many Items Too Numerous To Mention - Check Our Website To View Pictures: www.brockauction.com

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

Chris Keuck, Owner

LICENSED IN:
Iowa,
Nebraska & South Dakota

BROCK AUCTION CO., INC.

WWW.BROCKAUCTION.COM

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

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