

BROCK AUCTION CO., INC.

Presents

Approx. 90 Acres M/L Recreational & Farmland w/Great Water
Section 32, Nassau Twsp, Sioux County, Iowa



PUBLIC AUCTION



Monday, October 29th, 2012 @ 10:00 a.m.

LOCATION: 4 1/2 Miles South of Orange City, Iowa on Highway K-64; or 1/2 mile South of Carnes Elevator on K-64, or 6 1/2 miles North of Oyens, Iowa on Highway K-64; or approx. 10 miles NE of Le Mars, Iowa.

GENERAL DESCRIPTION: FUN, FUN, FUN!!! This property offers some of the most unique opportunities you can imagine. Whether you are a community group, individual family, or a group of like minded outdoor enthusiasts, this property is truly a one of a kind.

Can you imagine having 90+ acres, with enough water for boating, fishing, camping, hunting (waterfowl & upland game) and as an added bonus you have approx. 17+ Acres of cropland to add some extra money for your fun? Picture yourself & your family and all the hours sitting around the campfire & watching the kids swim and catch fish and make memories that will be told around that some campfire for generations to come. Can't you just smell the smoke?

One of the greatest things about this wonderful property is its central location. Quietly nestled near Orange City, Alton, Sioux Center, Le Mars, Oyens & Remsen it is right on the Highway. This can be the type investment that soothes the soul. Building your own retreat can be fun for the entire family and one that dreams are made of. It would be wonderful if everyone had a chance at such an opportunity but quite honestly they hardly ever come along. This truly is your once in a lifetime opportunity, that will have a wonderful long lasting affect on you & your family for generations to come. 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 have sold 100's of millions of dollars worth of Real Estate 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 December 1st, 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

Lassen Farms Inc. - Owners

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