

# BROCK AUCTION CO., INC.

Presents

**Perry Township, Plymouth County, Iowa  
 Approx. 69.5 Unimproved Acres of Excellent Farmland  
 & Recreation Land (Land Sold in 3 Tracts)**



## PUBLIC AUCTION



**Friday, October 7th, 2011 @ 10:00 a.m.**

**Location:** Just North of Mike's Saloon on Highway K-22 on the North Edge of Sioux City, Iowa; from K-22 go West on South Ridge Road about 2/10's of a mile then North 1/4 Mile on Fox Road.

**Method of Sale:** The property will be sold with the high bidder having their choice of Tract 1, Tract 2, Tract 3, or any combination. In the event all tracts are taken after the first round, the auction will be over. In the event only 1 or 2 of the tracts are taken, the remaining tracts will be offered and sold as choice once again. In order to buy the whole farm you must be the high bidder.

**General Description:** In the offering are 3 very distinctive parcels of land ranging from almost 30 acres down to a little over 17 acres. Each tract has a uniqueness all its own. They may be beautiful home sites nestled quietly in the gentle countryside, literally a couple of minutes from Sioux City and all the amenities that come with it. When it's time to escape the bright lights of the city you are only minutes from your own private getaway. The diversification of farmland and trees and your very own live stream make this a much sought after and hard to find property. Not very often can you find a property that will earn an income and soothe your soul at the same time. Nature lovers will truly love the outdoor experience these tracts provide. Deer & turkeys and other upland animals abound throughout the property. This discreet valley hide-away is one you won't want to miss. Imagine, years from now, how your family will thank you for allowing them to grow in such a special environment.

**Tract 1:** Is approximately 22.27 acres of cropland, trees, and the West Branch of Perry Creek.

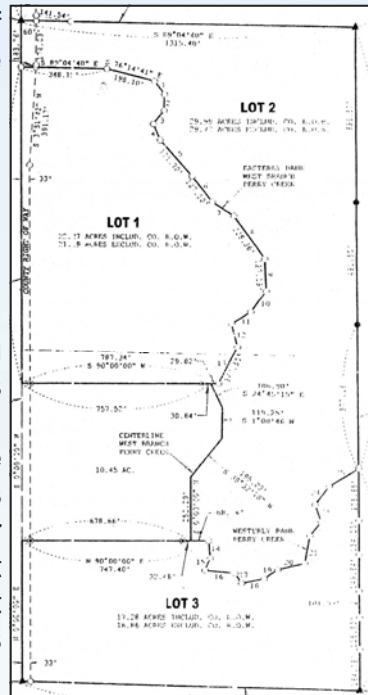
**Tract 2:** Is approximately 29.98 acres of bottom farmland only a few trees and creek. This is a Prime piece of farmland.

**Tract 3:** Includes approximately 17.28 acres of cropland and trees and Perry Creek as well.

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 upon final settlement. The land is currently leased for the 2011 crop year and is subject to tenants rights. The seller will pay those taxes that become delinquent October 1, 2012 & 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

## Leo's Partnership - owner

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 30 Plymouth St. SW  
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 712-548-4634 Office  
 712-548-4611 Home  
 877-653-4016 Toll Free

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Darrell Scott - Mapleton, IA - 712-208-0003  
 Brian Rubis - Le Mars, IA - 712-253-5481  
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