

# BROCK AUCTION COMPANY, INC.



## Unbelievably Awesome Acreage

Approx. 35 Plus Acres M/L Farmland & Trees

Woodbury Township, Woodbury County, Iowa

On Hwy 20, Located only 2 1/2 Miles East of Sioux City, IA

(Lawton Bronson School District)

# PUBLIC AUCTION

Monday, October 9th, 2017 @ 10:00 A.M.

Sale held at Farm Site

**LAND LOCATION:** 2 1/2 miles East of Sioux City on Highway 20 and Charles Avenue.

**GENERAL DESCRIPTION:** Wow, Wow, Wow!!! Every week someone calls and asks if there is any land for sale close to Sioux City to build a home on or to use for a purpose that requires them to be close to the city. Here is 35 plus acres that has so many possibilities. How about that dream home in the country that offers privacy on your own land where a home site can be complimented by estate like landscaping and lots of room for horses or other animals or whatever your dreams are. If you want to go through the process of finding what other opportunities are available subject to county zoning laws, the possibilities could be endless. If you just want a nice piece of farmland that is so close to town that it could hold great appreciation potential, this would be awesome. It is currently zoned Agriculture. Located in the heart of what's happening now in Siouxland, East of Sioux City, this acreage is a truly rare opportunity. Give us a call and we will be glad to help make your dreams come true!

Thanks and good 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 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 sale and sign a real estate contract agreeing to pay the balance on or before November 10, 2017 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land is currently leased for the 2017 Crop Year and is subject to Iowa Tenants Law, however is available to be farmed in 2018. Sellers will pay those taxes that become delinquent October 1st, 2018 and 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 this transaction. The sale is subject only to the owners approval. All announcements made the day of sale shall supersede any previously written or oral statements.



**FOR MORE INFORMATION AND PHOTOS SEE WWW.BROCKAUCTION.COM**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**TERRENCE & DEBRA MCALLISTER-ETAL - OWNER**



**BRUCE R. BROCK**

Broker/World Champion Auctioneer



**BROCK AUCTION CO., INC.**  
**BRUCE R. BROCK REAL ESTATE L.L.C.**  
 30 Plymouth St. SW - Le Mars, IA 51031  
 (712) 548-4634 [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)  
 LICENSED IN: Iowa, Nebraska & South Dakota

**AUCTIONEERS:**

Bruce Brock of Le Mars, IA .....612-859-3794  
 Darrell Scott of Mapleton, IA .....712-208-0003  
 Brian Rubis of Le Mars, IA .....712-253-5481  
 Steve Gaul of Hawarden, IA.....712-551-2586  
 Adam Karrels of Sturgis, SD .....605-490-1701  
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 John Herrity of Colorado. ....712-259-6408  
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