

# BROCK AUCTION CO., INC.

Proudly Presents

**Moville Township, Woodbury County, Iowa**  
**Approx. 13.5 Acres of Prime Development & Farmland**



## PUBLIC AUCTION

**Tuesday, July 2nd, 2013 @ 10:00 a.m.**



**Location:** On Highway 20, approximately 1 1/2 miles West of Moville, Iowa.  
**OR** 11 1/2 miles East of Sioux City, Iowa on Highway 20.

**General Description:** In the offering is an outstanding piece of development property right on Highway 20. It is just East of Sioux City & Lawton and only 1 1/2 miles West of Moville. This beautiful hilltop 13.5 + acre property is nestled in between several newer homes and will make someone an exceptional building site with spectacular views in all directions. This is the best of the best in this area! Here is your chance to live that wonderful country life and yet be only minutes from the bright lights and amenities of the city. Also, think about the additional benefits of extra income from renting out some of your remaining farm land, or starting a beautifully landscaped private estate. The possibilities are endless and opportunities like this don't come along very often, so do yourself and your family a favor by giving them the wonderful gift the great outdoors has to offer. Come find out for yourself all the rewarding benefits of owning such an awesome property. Best of Luck!

*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 delivery of clear & merchantable title. This property is 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 2013 crop year and is subject to tenants rights. Taxes will be prorated 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 or oral statements.



TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## GREGORY & ANNA VONDRAK - Owners

LICENSED IN:  
Iowa,  
Nebraska & South Dakota

## BROCK AUCTION CO., INC.

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Since 1919

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



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