



Proudly Presents

"Opening Deer Season Special"

Prime Hunting Recreational & Pasture Land
Section 14, Grant Township, Monona County, Iowa
Approx. 96 Unimproved Acres M/L

Immediate Hunting Privileges for 2017 Deer Season

PUBLIC AUCTION

Saturday, December 2, 2017 @ 10:00 am
Sale held at Land Site

LAND LOCATION: Approx. 3 miles South of Rodney, Iowa, and on the NE corner of Ticonic, Iowa. The land is approx. 45 minutes East & South of Sioux City & 90 minutes North & East of Omaha, NE.

GENERAL DESCRIPTION: Big Deer!! If you have always wanted your own private hunting property in a prime area known for "Big Deer" you don't have to look any further. Located in The Big Sioux River Valley and the Loess Hills, this timbered pasture land is home to deer, turkeys, coyotes, and a host of fur bearers as well as some good pastures. Along with the grass, there is a nice mix of hardwoods like Oak, Walnut and some Cedars as well. Not very often do you find a piece of land that you can use for whatever sport you want and rent out the pasture ground to make some extra cash along the way. Whether just you or a group of buddies want to go together and have a place for that cool spot for the cabin and clubhouse you always wanted, you now are on your way to making special memories for years to come. No more asking permission. Just get up and go hunting or do whatever you want, you're the boss now. What a great opportunity!

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.

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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 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. Possession will be given upon final settlement and immediate hunting privileges for 2017 deer season. 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.



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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

RUSS & JUDY WORRELL - Owners



BRUCE R. BROCK

Broker/World Champion Auctioneer



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