

BROCK AUCTION COMPANY, INC.

Proudly Presents

Approx. 82 Acres in Little Sioux Township, Woodbury County, Iowa
Exceptional Hunting/Recreational Property
 (Per Original Government Survey)

PUBLIC AUCTION

Monday, June 17, 2019 @ 10:00 am
 Sale held at the Land Site

LAND LOCATION: 2 1/2 miles West of Oto, Iowa on Lee Ave.

LEGAL DESCRIPTION: W1/2 of the SE1/4 of Section 11, Township 86 North, Range 44 West of the 5th P.M., Woodbury County, Iowa. (Per Original Government Survey)

GENERAL DESCRIPTION: Holy Cow! In this offering is one of the nicest, well maintained outdoor properties we have ever had the pleasure of offering to the public at auction.

Cattlemen, Outdoor enthusiasts, Hunters, Nature lovers of all kinds, this beautiful property is one you may very well never have had an opportunity at. Such a unique and lovely piece of nature! With it's gorgeous pastoral setting nestled in the awesome Western Iowa portion of the Loess Hills this land has endless possibilities. One can imagine a cool rustic cabin setting back in the meadow land snuggled up against the stately oak groves that surround the properties perimeters with unbelievable vistas right out your front door. Wildlife enthusiasts will enjoy tons of deer and turkeys, fox, coyotes, and a multitude of birds to name just a few of Mother Natures bounties you will enjoy for years.

Have you always wanted that quiet beautiful setting away from it all? One where you can sit back and watch the sun rise and hear nothing but the melodic song of birds greeting you as you wake. Experience the gorgeous sunsets as you sit on your deck and the whippoorwill begin to lull you into a deep restful sleep that only comes from any Eden like setting that you call your own. All of this and its only minutes from Sioux City and all of Western Iowa's towns and villages. The best part is that on 2 sides your land will be bordered by the Oak Ridge Conservation Area. It would be nice if everyone could have a place like this but there is only one and you have a chance to make it yours! Good luck to you 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 July 17, 2019 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. Sellers will pay those taxes prorated to the date of final settlement. 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 COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

BRUCE ZOOK - Owner

Kyle Irvin - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



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