

BROCK AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”
Proudly Presents

Approx. 13 Acres M/L in City Limits of Kingsley, IA
Offered in 2 Tracts: (1) Lot with Approx. 120’ Frontage on East View Dr. & (2) Approx. 12 + Acres M/L of Potential Development Land
Also in the City Limits of Kingsley
(Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, May 29, 2020 @ 10:00 AM

Sale Held at the Land Site

SALE ORDER: Tract 1 will sell first and will sell as a unit price. Tract 2 will sell second and will sell by the acre.

LAND LOCATION: East of 309 S. Main St., Kingsley, Iowa.

LEGAL DESCRIPTION: To be determined by survey.

GENERAL DESCRIPTION: What an outstanding offering! Rarely, if ever, do we get a chance to purchase a piece of property that offers so much potential. Walt and Betty have bought a new home in Kingsley and are giving you a chance to own some of the most attractive land right in the city limits of Kingsley. We have all heard of folks who have bought land on the edge of towns and cities all across America and have wondered what it would be like to buy something by the acre and possibly sell it by the square foot a few years later. This kind of opportunity very rarely, if ever, happens. For as long as I can remember Kingsley and its great people have been special. A super proud and strong community that has always had progressive ideas with forward thinking community involvement. With an outstanding School System, Beautiful Downtown, Great Golf Course and an easy commute, located so close to Sioux City, you could have a great place to raise a family with small town flair and yet be just a hop, skip and a jump from big city amenities. Also, Tract (1) will be an attractive building lot with approx. 120’ of frontage right on East View Drive, next to a very nice newer development. We wish you all the 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.** “The Land Marketing Professionals for Over 100 Years” will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. have sold 100’s of millions of dollars worth of Real Estate 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 1, 2020 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 farm is leased for the 2020 crop year and the new buyer is to receive the 2020 cash rent. Sellers will pay those taxes that become delinquent October 1, 2020 and all prior taxes based on the 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 owner’s approval. All announcements made the day of sale shall supersede any previously written or oral statements.

FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

WALT & BETTY RICKETT - Owners

Chad Thompson - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
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LICENSED IN: Iowa, Nebraska & South Dakota

AUCTIONEERS:

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"The Midwest's Largest and Fastest Growing Auction Company of 4 Generations Serving The Midwest Since 1919"

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