

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"
Proudly Presents

Improved 25 Acres w/Ranch Style Home & Bldgs.
Section 25 of Portland Township, Plymouth County, Iowa
Older Vehicles, Santa Fe, 1996 Mustang, Old School Bus, Etc.
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  **HiBid**

Thursday, September 10, 2020 @ 10:00 AM

Sale Held at the Farm Site: 18546 140th St. Akron, Iowa

LAND LOCATION: From Akron: go East 4 miles on C-16, North 1 mile on K-18, then East 1/2 mile on 140th St.; From Hawarden: go South 10 miles on K-18, then East 1/2 mile on 140th St.; From Le Mars: go West 10 miles on Hwy. 3, North 1 mile on K-22, West 5 miles on Hwy. 3, North 3 miles on K-18, then 1/2 mile East on 140th St.

GENERAL DESCRIPTION: A little slice of Country Living! Have you always wanted a home in the country that wasn't confined to just a couple of acres. A place with some extra space to grow and not have anyone on top of you. This lovely setting with 25 acres m/l features a 2 bedroom ranch style home with a 2 car attached garage and several outbuildings. The house will need your tender loving care in updating it. The great thing is when you are done it will be just how you want it to be and it will be a reflection of you as well. Located just 5 1/2 miles NE of Akron, it will put you just minutes away from one of Plymouth County's coolest towns, full of proud and friendly folks. Located just a 1/2 mile off the highway, promises of quiet and solitude that only country living can offer. As an added bonus there are several extra acres of cropland that you can rent out or farm yourself for additional income.

There are a limited number of vehicles and personal property that will be sold and announced the day of the sale in the outbuildings. 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 October 20, 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 sale is subject to that lease with sellers retaining the 2020 cash rent. Sellers will pay those taxes that become delinquent October 1, 2021 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

ARLENE KLEMMER ESTATE - Owner

Kevin Klemme - Executor

Kimberly Kuchel (Bauerly & Langel) - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
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30 Plymouth St. SW - Le Mars, IA 51031
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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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