

BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"

Proudly Presents

FANTASTIC SIOUX COUNTY 999 HEAD COVERED CEMENT CATTLE FEEDLOT & BEAUTIFUL HOME

Approx. 12.27+/- Acres - 7,200 sq ft. Building w/ cement, 3,360 sq ft. Indoor Vet / Working Building w/ cement & a Beautiful Spacious Home
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, December 18, 2020 @ 10:00 AM

Sale to be Held at Feedlot: 2130 380th St., Sioux Center, Iowa 51250

FEEDLOT LOCATION: From Sioux Center: Go West 9 miles on B-40, North 1 mile on Dogwood Ave., then West 1/2 mile on 380th St. From Rock Valley: Go South 8.5 miles on Elmwood Ave., West 3 miles on B-40, North 1 mile on Dogwood Ave., then West 1/2 mile on 380th St. From Hawarden: Go East 5 miles on Highway 10, North 6 miles on K-22, East 2 miles on B-40. North 1 mile on Dogwood Ave., then West 1/2 mile on 380th St. From Ireton: Go North 7.5 miles on K-30, West 2 miles on B-40, North 1 mile on Dogwood Ave., then West 1/2 mile on 380th St. From Hudson SD: Go East 3.5 miles on B-30/360th St., South 3 miles on K-22, East 2 miles on B-40, North 1 mile on Dogwood Ave., then West 1/2 mile on 380th St.

GENERAL DESCRIPTION: Cattlemen, here is truly an opportunity to own an ultra modern, extremely well thought out and designed cattle feeding set up. The Brennemens really thought this through and made an operation most of us only dream about. This will make an excellent addition to any existing cattle feeding operation or a great stand alone unit for someone who wants to feed cattle and not spend a few million to get an operation like this set up. **Efficiencies, Rate of Gain, Lower Stress, Working Ease, Easy Loading and Unloading, No Mud!!**, **Manure Management, Commodity Quality and Reduce Equipment Maintenance Costs.** All of the industry buzz words jump out at us as we look at all of the pluses this property offers.

- 2 - 40'x 320' covered feed buildings with cement bunks and aprons also Johnson cement watering systems. The West building has 2 - 160'x275' completely cemented pens and the East building has 2 - 160'x 310' completely cemented pens. This lot includes a current DNR (AFO) Compliance Inspection for 999 head. See our website for complete details.
- There is a 3,360 square foot indoor cattle processing / indoor vet facility which measures 42' x 80' that is completely cemented out. There are outside working pens for working cattle before entering the building. The facility features a 38' Daniels Runway with hydraulic working chute that provides all of the following: Neck Stretcher for tagging, dehorning, checking teeth, doctoring eyes, etc., Sternum Support so cattle can't go down (Adjustable and Removable), Built in Palpation Cage with gas springs on gates Mounting Brackets for attachment of scales and Special Traction floor with offset 1 1/4" solid round to avoid slipping. The building also has a concrete loading chute and a heated and cooled medicine room for organizing everything you would need when working cattle. For handling ease and low stress, these are located next to the feed pens.
- A completely cemented out 60' x 120' 7,200 square foot metal machine shed which features at 14' x 24' overhead door making storing bigger machinery and equipment easy.

All of these have been designed to increase your rate of gain (the name of the game) as well as making your feed efficiencies better and feed utilization better, make working your calves easier with less animal stress and doctoring will be a snap. Lots of feed storage with the 42' x 140' cement bunker silage pit and a 60' x 120' cement equipment building that has a 14' x 24' door for the big stuff. If you want to feed cattle one of the right ways, you want to consider this property. It is turn key ready! *Bruce R Brock*

A Beautiful 5 Bedroom Gorgeous 2,131 Square Foot Home. The spacious and bright layout is something you can only dream of. Accompanying the hardwood floors in the kitchen and dining room are updated appliances and an open setting perfect for hosting family and friends. Right off of the kitchen is a tasteful living room with endless natural light along with a den area and office which also has beautiful hardwood flooring. The master bedroom and bathroom are located on the main floor where there are 3 extra bedrooms on the upstairs level. The basement includes a comfortable family room and a cozy craft room which could also be a bedroom as well. The home has a perfect 2 stall garage with a warming station perfect for all of the outdoor working clothes. Words cannot begin to describe how wonderful this home looks inside and out.

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 January 18, 2021 upon delivery of clear & merchantable title. In the event the new buyer would like to utilize the feed yard facilities early, they may do so by signing of an interim early occupancy agreement and in so doing are allowed to put cattle in the pens and utilize the outbuildings and silos as well. The buyer of this property will also have to purchase the 2019 silage valued at \$35,000 which is to be paid at closing. 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 Real Estate taxes are \$3,378 per year. Sellers will pay prorated taxes to the date of final settlement 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 is 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 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

NEAL E. & KARA J. BRENNEMAN - Owners

Dan Mouw - Attorney



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Auctioneer/Realtor



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