



“The Land Marketing Professionals for Over 100 Years”

Proudly Presents

Beautiful Building Site & 23+ Acres

Section 4, Johnson Township, Plymouth County, Iowa
(Per Original Government Survey)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Friday, June 25, 2021 @ 10:00 AM

Sale Held at the Farm Site

LAND LOCATION: From Akron: Go 7 miles East on Highway 3, then go 1 mile North on Fir Ave. From Le Mars: Go 10 miles West on Highway 3, 1 mile North on K-22, 2 miles West on Highway 3, then go 1 mile North on Fir Ave.

GENERAL DESCRIPTION: Acreage lovers this is truly a Dream Come True. A 23 plus acre blank canvas that you can paint what ever it is that you have fantasized about but never thought you could make it come true. Scott and Stacey kept this exceptionally beautiful corner of the world to build on someday, but the direction of their thoughts changed, and they are now building closer to their new farming operation. What a great opportunity for someone to make your life's dream a reality. Centrally located between Le Mars, Akron, Craig, Hawarden, Ireton and Brunsville.

About everything you could ask for, this piece offers. Huge acreage that includes a beautiful hardwood tree forest and awesome hilltop views of the surrounding valleys for nearly 270°. There is also lots of grass for horses and a few 4-H calves if you want. Tons of room for kids & grandkids to roam and explore on the 23 acres.

Imagine how enjoyable your life will be when every morning you will wake up to the melody of several species of song birds wishing you a good morning as they go about their routine in your own private forest. Then each evening when your daily toil is done, relaxing on your deck or porch and watching the deer and other game quietly come out for their evening stroll. **QUIET, SERENE, BEAUTIFUL VISTA'S, AWESOME LOCATION, LOTS OF LAND.** All these things and whatever else you can dream of, make this one of the greatest acreages to ever come to the market and one you won't want to miss if you love the gentle country lifestyle. There is nothing like it. I wish all of you the very best. *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 26, 2021 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 taxes are to be prorated to date of final settlement, 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

WINTER PROPERTIES - Owner



BRUCE R. BROCK

Broker/World Champion Auctioneer

BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.
30 Plymouth St. SW - Le Mars, IA 51031
(712) 548-4634 WWW.BROCKAUCTION.COM
LICENSED IN: Iowa, Nebraska & South Dakota

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

AUCTIONEERS:
Bruce Brock - Le Mars, IA 612-859-3794
Austin Popken - Le Mars, IA 712-539-1178
Brian Rubis - Le Mars, IA 712-253-5481
Darrell Scott - Mapleton, IA 712-208-0003
Steve Gaul - Hawarden, IA 712-551-6586
Adam Karrels - Sturgis, SD 605-490-1701
Pat Robeson - Sioux City, IA 712-259-1734
Troy Donnelly - Elk Point, SD 712-899-3748
John Herry - Windsor, CO 970-685-0645



AUSTIN POPKEN
Auctioneer/Realtor

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY - BROCK AUCTION - AUCTION REALTY