

# BROCK AUCTION COMPANY, INC.

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

## Commercial Property & Rental Home - Auction

**150' x 100' Machine Shop, 80' x 100' Office/Living Space/  
Warehouse Building & Rental Home**  
(Sold in 2 Separate Parcels)

### LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on  HiBid

**Tuesday, September 7, 2021 @ 10:00 AM**

**Sale Held at the Building Site - 30442 Highway 3, Le Mars, IA 51031**

**LAND LOCATION:** From Le Mars: Go 2 miles West on Highway 3.  
From Sioux City: Go 18 miles North on Highway 75, then 1½ miles West on Highway 3. From Sioux Center: Go 20 miles South on Highway 75, then 2 miles West on Highway 3.

**METHOD OF SALE:** Tract 1 & Tract 2 will be auctioned in their numerical order individually with no combination available. The tracts will not be combined and offered as a single unit.

**GENERAL DESCRIPTION:** Commercial & Residential Buyers take note!! The Chapmans are offering a fantastic investment opportunity. There are all kinds of income potentials in this auction! How about an approximately 15,000 sq. ft metal shop that is really well constructed and has been used for commercial manufacturing and has all kinds of great features. Some include loading docks, oversized doors, solid concrete floors, full electric panels, and lots more!

There is an approximately 7,100 sq. ft. building that is currently a very nice residence with lots of living space and a really cool family / recreational room in the basement. There is also tons of storage space in this building. There are 2 – 55,000 bushel storage bins on site as well. With harvest right around the corner, this could come in handy.

**Selling Separately** is a rental home with garages / outbuildings on a little less than an acre for additional rental income. This is a 2-bedroom single story home located just off Highway 3, however, there is frontage on Highway 3.

All in all, if you are wanting to own one of the most diverse pieces of commercial or rental property with lots of options or you are needing some super workspace and storage along with a nice residence all located on Highway 3 just 3 minutes away from Le Mars, this truly is a fantastic, rare opportunity. *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 7, 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 will be 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 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](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## CLINT & LESLIE CHAPMAN - Owners



**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](http://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  
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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

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