

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

## 3.04 Acres with Calf/Hog Facilities

27463 Ideal Rd, Merrill, Iowa

## LIVE PUBLIC AUCTION AND ONLINE BIDDING Online Bidding @ BrockAuction.com & Click on HiBid

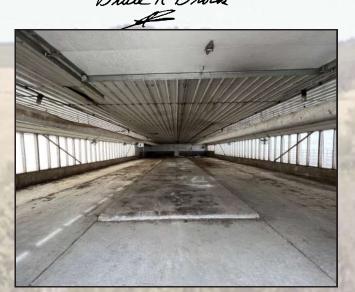
Wednesday, February 23, 2022 @ 10:00 AM Sale Held at Merrill Community Center - Merrill, Iowa

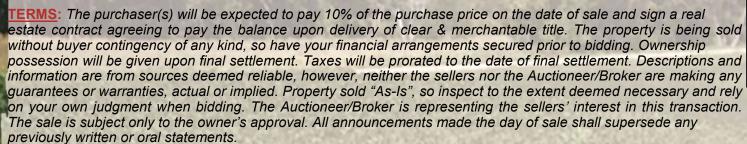
**LAND LOCATION:** From Merrill: Go South 2 miles on Hwy 75 then West 1½ miles on Jade Ave. to Ideal Rd. From Le Mars: Go South 7½ miles on Hwy 75 then West 1½ miles on Jade Ave. to Ideal Rd. From Hinton: Go North 5 miles on Hwy 75 then West 1½ miles on Jade Ave. to Ideal Rd.

**GENERAL DESCRIPTION:** An opportunity like no other! In this unique offering, there are 3.04 Acres M/L that feature 2 custom built 46'x220' confinements. These buildings have been previously used as both hog and cattle facilities. The building site also features 2 40'x60' additions that are perfect for either space to work livestock or just simply storage. With some tender loving care and some updates you can turn this property into anything you choose. It is a blank canvas waiting for your personal touch. 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.







## FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION

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Nicholas Sullivan - Attorney





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