

BROCK AUCTION COMPANY, INC.

"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



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 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. 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.

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.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

IDEAL CALF RANCH, L.L.C. - Owner
Nicholas Sullivan - Attorney



BRUCE R. BROCK

Broker/World Champion Auctioneer



BROCK AUCTION CO., INC.
BRUCE R. BROCK REAL ESTATE L.L.C.
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LICENSED IN: Iowa, Nebraska & South Dakota

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

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AUSTIN POPKEN
Auctioneer/Realtor

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