

# BROCK AUCTION COMPANY, INC.

“The Land Marketing Professionals for Over 100 Years”  
Proudly Presents

## 18 Acres M/L with Home and Cattle Facilities

29527 C-60 Hinton, Iowa 51024

(Per Original Government Survey)

## LIVE PUBLIC AUCTION AND ONLINE BIDDING

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

Thursday, June 30, 2022 @ 10:00 AM

Sale Held at - Hinton Community Center - Hinton, Iowa

**LAND LOCATION:** From Hinton: Go East 3 miles on C-60.

**From Le Mars:** Go South 10 miles on K-49 then go West 4 ½ miles on C-60.

**From Merrill:** Go South 6 miles on Hwy 75 then go East 3 miles on C-60.

**From Sioux City:** Go North 6 miles on Hwy 75 then go East 3 miles on C-60.

**BRIEF LEGAL DESCRIPTION:** A parcel of land located in the Southeast Quarter (SE¼) of Section Two (2), Township Ninety (90) North, Range Forty Six (46) West of the 5th P.M., Plymouth County, Iowa containing approximately 18 acres M/L. (Full Legal description is posted on our website)



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 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.

**FOR COMPLETE LISTING, VIDEO & PHOTOS SEE [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**NORTHWEST BANK - Owners**  
**Mark Rice - Attorney**



**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  
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

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