

BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

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

358 M/L of Prime Hunting and Forested Acres
Northern Monona County, Iowa, Section 17 of Grant Township
(Per Original Government Survey)

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

Saturday, May 13th, 2023 @ 10:00 AM

Sale to be held at the Community Center in Onawa, Iowa
320 10th St. Onawa, IA 51040



LAND LOCATION: From Rodney: Go 2.5 Miles Southwest on L-12. From Whiting: Go 3 miles North on K-64, 7 miles east on E-16, then 1 mile north on L-12. From Mapleton: Go 9 miles Northwest on Highway 141, then 5 miles Southwest on L-12. From Onawa: Go 1 mile East on Highway 175, then 12 miles North on L-12. From Omaha: Go 59 miles North on Interstate 29, take Exit 112 to Onawa and go 1 mile East, then 12 miles North on L-12. From Sioux City: Go 20 miles South on Interstate 29, take Exit 127 to Sloan and go 7.5 miles East on Highway 141, 5 miles South on K-64, 5 miles East on E-16, then 1 mile North on L-12.

GENERAL DESCRIPTION: Iowa Giant Whitetails, Loess Hills Monsters, Tremendous Trophy Bucks, Wildlife Paradise!! Wow, 358 beautiful Woodland Acres.

These are a few, but not all the adjectives used to describe the AWESOME Meylor Hunting “Free Range” Whitetail Mecca. Located in the historic Missouri River Loess Hills. Known for producing Giants among Giants the Loess Hills have been a sought after but rarely attained dream for whitetail hunters around the world. As this precious resource rapidly disappears you will be able to control your own hunting destiny forever!

Cliff, Wayne and Dave have spent decades developing this property into an ideal hunting dream land. Literally miles of deer trails as well as developed trails, lead from stands and food plots to live creeks and streams throughout the property. Wildlife of all types, from outstanding Deer and Turkeys to fur bearers like Coyotes, Fox and the occasional Bobcat as well as small game like squirrels and rabbits abound throughout the entire property. Oh, and what about those delicious Morrell Mushrooms?!

Just imagine having your own property that is big enough that all your hunting needs can be covered by one piece of property. Your days of struggling to find a private place where you are not bumping into other hunters or begging for permission are over!!

The off-season enjoyment of working in the great outdoors on trails, food plots, whatever improvements you desire will be especially sweet when you don't have to ask anyone else's permission. This will truly be a dream property for years and years to come.

To all of you in the **big game hunting business** this is a big enough unit that you can add an Iowa Giant Whitetail hunt to some clients seeking the best Iowa has to offer as well. A great business opportunity!

Be sure to give this awesome property careful consideration. Take a few hours and enjoy this beautiful and scenic hunting Mecca. Join us Saturday, May 13th in Onawa, Iowa and make your dreams come true! See you at the auction.

Good luck from myself, Bruce Brock, and all of us from Brock Auction Company.

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 June 30th, 2023, 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 title transfer. 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 the sale shall supersede any previously written or oral statements.



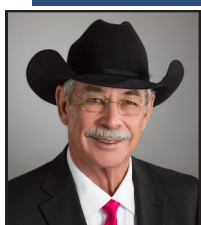
FOR COMPLETE LISTING, VIDEO & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

CLIFF MEYLOR, WAYNE MEYLOR & DAVE DUDYCHA – Owners
Gene Collins -Attorney



BRUCE R. BROCK
Broker
World Champion Auctioneer
612-859-3794



AUCTIONEERS:
Darrell Scott - Mapleton, IA.....712-208-0003
Steve Gaul - Hawarden, IA.....712-551-6586
Adam Karrels - Sturgis, SD605-490-1701
Pat Robeson - Sioux City, IA.....712-259-1734
Troy Donnelly - Elk Point, SD.....712-899-3748

BROCK AUCTION CO., INC.
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LICENSED IN:

Iowa, Nebraska & South Dakota



BRIAN RUBIS
Auctioneer
712-253-5481



AUSTIN POPKEN
Auctioneer/Realtor
712-539-1178

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