

BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

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

Plymouth County Residential Care Facility

Approx. 4.64 +/- Acres & Buildings

Located at: 1110 Lincoln St. N.E. Le Mars, IA 51031

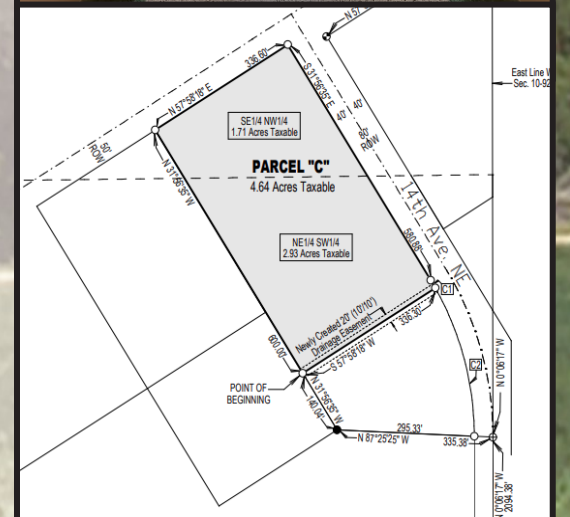
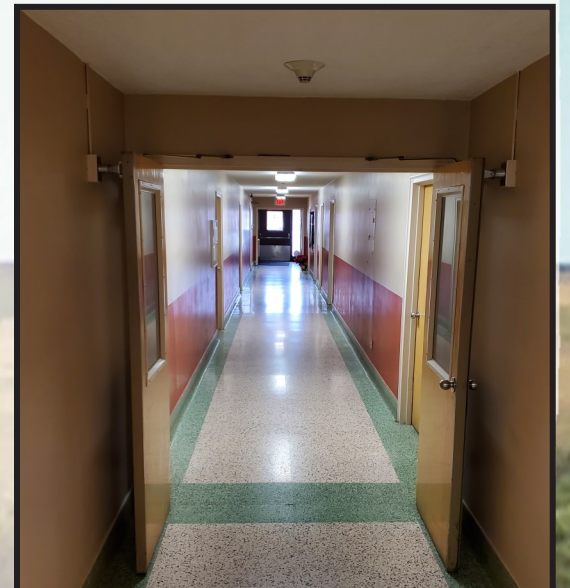
LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on  HiBid

Tuesday, February 9, 2021 @ 1:30 PM

Sale Held at the Plymouth County Courthouse Annex Basement

GENERAL DESCRIPTION: The Plymouth County Board has authorized Brock Auction Company Inc. to hold a Public Auction to sell the Plymouth County Residential Care Facility property. The facility is currently leased to the Pride Group and consists of the main building plus several out buildings situated on approx. 4.64 taxable acres right on Highway 3 and 14th Ave. N.E. in Le Mars. The facility has been well maintained and appears to be in a good state of repair. If you're interested in viewing the property, contact the Plymouth County Auditor, Stacey Feldman at 712-546-6100.



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 within 30 days 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. This sale is being sold subject to a 2 year lease with the current tenant. Buyer will assume the lease and receive the income from the lease. Buyer will assume real estate taxes from 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 & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

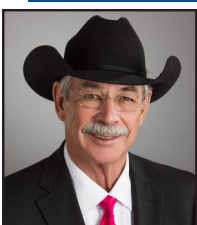
NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

PLYMOUTH COUNTY - Owner

Darin J. Raymond - County Attorney

Stacey Feldman - County Auditor



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
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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