

BROCK AUCTION COMPANY, INC.



**“The Land Marketing Professionals for Over 100 Years”
Offers For Sale by Private Treaty**

KNOX COUNTY FEEDERS INC.

**5,000 HEAD CUSTOM FEEDLOT SITUATED ON 179.6 ACRES M/L
With Optional Lease of an Additional 581 Irrigated Acres with Pivots**

(Per Original Government Survey)

88106 536th Ave., Bloomfield, NE 68718

GENERAL DESCRIPTION

Knox County Partnership, operating as Knox County Feeders, Inc., is offering a *tremendous* opportunity to anyone who wants to be a part of one of the greatest American Industries. Long operated by two of the most respected names in the cattle feeding business makes this truly rare. They have built a highly efficient operation so that you will be able to step right into it. Whether you want to feed your own cattle or customer cattle or any combination of those, you can make the decision that fits your operation. Below are some of the features that make this such a unique offering:

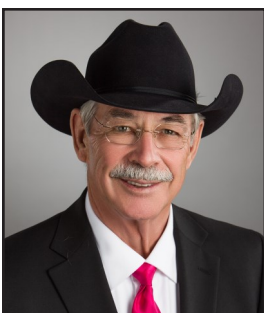
- 179.68 Total Acres M/L
- Permitted for 5,000 Head
- 8 miles West of Bloomfield Nebraska on Highway 84
- 100' x 50' Loadout/ Office Building
- 80' x 50' Shop
- 80' x 40' Working/ Vet Shed
- 175' x 60' Feed/ Commodity Shed
- 100 x 40 Machine Shed
- 38 Total Pens
- 5,860 FT of Cement Bunk Space
- Concrete Aprons
- Johnson Waterers
- Well Established Windbreaks
- Manufactured Home Built in 2016

For the last century and a half, the cattle feeding industry has been a staple in providing a high protein rich diet for the world. As the pioneers found out a long time ago, it is the most efficient cattle production to feed and finish near the grain rich Midwest Plains. For decades the Northeastern Nebraska Counties have led the United States in beef production. Famous names in the cattle industry have blazed the trail and settled in this rich crop producing area, that is home to some of the largest cattle feeding operations in the country, because the feed is right there. So, if you want to become part of one of the finest industries in America, one that is steeped deep in the traditions that have pioneered and propelled this great nation to be the world's best country ever. You will be joining along side the absolute salt of the earth people, Cattlemen and Women. Their hard work, trustworthiness, dedication and unsurpassed honesty above any other industry will make you proud to join them. If you have the desire to live that life, this may be the start of a great future for you and future generations to come. Give us a call and let us show you the path. All the best, Bruce R. Brock. *Bruce R Brock*



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

KNOX COUNTY FEEDERS INC.



BRUCE R. BROCK RE L.L.C.
BRUCE R. BROCK - BROKER
World Champion Auctioneer
NE License #: 20100299



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