

The Siouxland Weekly Shopper's Guide

FREE

Wednesday, September 01, 2021

Vol. 81 No. 19

what's inside?

- Dining
- Area Auctions
- Real Estate
- Auto
- Employment
- Home Improvement

contact us

515 Pavonia Street
Sioux City, IA 51101

Delivery Questions:
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- Promote your company brand • Showcase your openings •
- Video chat and interview candidates

**HURRY! DEADLINE IS
FRIDAY, OCT. 8**

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Sioux City Journal
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**Anywhere
Career Fair**

Online-Only Auction

For Harlyn Dewey Estate

Lots Begin Closing Monday September 13th, 5:00 p.m.

Items located at 11386 234 St.

Westfield, IA

Selling Real Estate and Household.

Real Estate (Begins Closing 5:00): Offering a 1500 square foot ranch style home with a full basement on 4.5 acres. This property has an outstanding view and sits just off a hard surface road. It is ready to be modernized. It's a must see opportunity.

Assessed Value: \$181,910.00

Net Taxes: \$2,136.00 (HO)

Inspection Open House Times: Sunday September 5th from 4:00-5:30 p.m. and Saturday September 11th from 3:00-4:30 p.m.

General Terms of Real Estate Auction: A 5% buyer's premium will be added to the high bid to determine contract price paid by buyer. 10 % down non-refundable upon signed purchase agreement and acceptance by seller, rest due upon delivery of deed and merchantable title on or before 45 days. Taxes pro-rated to the date of closing. All announcements upon execution of purchase agreement take precedence over printed material. Property is offered in it's as-is where is condition with all faults. There shall be no warranties of condition expressed or implied. All information provided is from reliable sources, but not guaranteed by auctioneer/seller.

Personal Property Begins Closing at 5:30 p.m.

Vehicles: '11 Honda Civic (55,108 miles, Very Clean), '98 GMC 1500 (4x4, Ext. Cab, 103,631 miles, 5.0).

Antiques: Stromberg Wall Clock (Out of Sioux Tools Factory), Locomotive Oil Can, Brass Nozzle, A&W Pitcher and Glasses, Schlitz Lights, Stroz Mirror, Budweiser Hanging Clock, Union Pacific Mirror, Sioux Tools Sign, National Cash Register, Dietz Lanterns, Shawnee Clown, Cookie Jars, Churns, more...

O Scale Train Collection: Many pieces including Lionel, Rail King, MTH, Quality Craft. Most Post War in Boxes. Check out the catalog online.

Lawn Mower, Tools, and Garage Items: Toro Timecutter Zero Turn (50" deck, 23HP Kawasaki), Craftsman Miter Saw, Stihl MS 211 Chain Saw, Sears Compressor, Bench Vise, Makita Chop Saw, Wilton Bench Grinder, Atlas Model 10109 Lathe, Micrometers, and Machinist Tools, Dial Indicators, Levels, Pipe Clamps, Clarke Drill Press, Riveters, Balance, Cabinet, Lincoln AC-225 Welder, Husky Air Compressor, Shop Vac, Nail Guns, Screwdrivers, Tool Boxes, Wheel Barrow, Ladders, Rakes, Shovels, Martin House, more...

Household: Samsung Washer, Whirlpool Dryer, Phillips Flat Screen TV, Sansai Flat Screen TV, Recliner, Sofa, Prints, Mirrors, China Hutch, Armoire, Expert Grill, Enamelware, more...

Terms of Personal Property: Items will be available for preview same time as the real estate. Pick up on Tuesday (14th) 1:00-6:30 p.m. by appointment with our scheduling app. Payment required upon pick up. You must pick up during the times allotted. If you can't pick up then do not bid. We will accept Cash, Check, or Credit Card. A 10% buyer's premium applies to all purchases. A 4% convenience fee for credit card charges.

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Space/Warehouse Building & Rental Home
(Sold in 2 Separate Parcels)

LIVE PUBLIC AUCTION AND ONLINE BIDDING

Online Bidding @ BrockAuction.com & Click on **HiBid**

Tuesday, September 7, 2021 @ 10:00 AM

Sale Held at Building Site - 30442 Highway 3, Le Mars, IA 51031

BUILDING LOCATION - From Le Mars: Go 2 miles West on Highway 3. **From Sioux Center:** Go 20 miles South on Highway 75, then 2 miles West on Highway 3. **From Sioux City:** Go 18 miles North on Highway 75, then 1 1/2 miles West on Highway 3. **From Remsen:** Go 13 miles West on Highway 3.

GENERAL DESCRIPTION: Commercial & Residential Buyers take note!! The Chapmans are offering a fantastic investment opportunity. There are all kinds of income potentials in this auction! How about an approximately 15,000 sq. ft metal shop that is really well constructed and has been used for commercial manufacturing and has all kinds of great features. Some include loading docks, oversized doors, solid concrete floors, full electric panels, and lots more!

There is an approximately 7,100 sq. ft. building that is currently a very nice residence with lots of living space and a really cool family / recreational room in the basement. There is also tons of storage space in this building.

There are 2 - 55,000 bushel storage bins on site as well. With harvest right around the corner, this could come in handy.

Selling Separately: To be sold separately is also a rental home with garages / outbuildings on a little less than an acre for additional rental income. This is a 2-bedroom single story home located just off Highway 3, however, there is frontage on Highway 3.

All in all, if you are wanting to own one of the most diverse pieces of commercial or rental property with lots of options or you are needing some super workspace and storage along with a nice residence all located on Highway 3 just 3 minutes away from Le Mars, this truly is a fantastic, rare opportunity.



For Complete Details, Photos & Video go to www.BrockAuction.com

CLINT & LESLIE CHAPMAN - Owners



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AUSTIN POPKEN - REALTOR
Auctioneer

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

LEGAL NOTICES

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150' x 100' Machine Shop, 80' x 100' Office/Living
Space/Warehouse Building & Rental Home
(Sold in 2 Separate Parcels)

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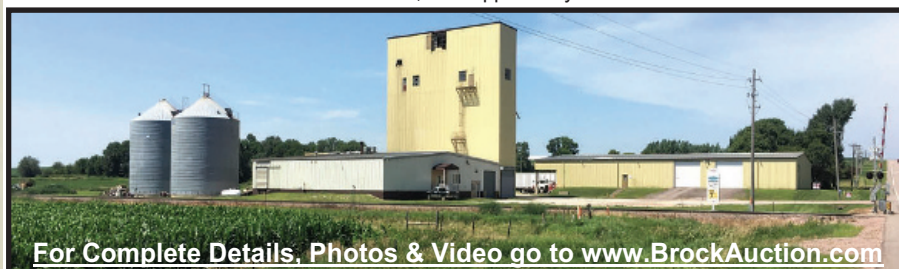
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Sporting Goods

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*Pre-employment background check & drug test required

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