

# BRUCE R. BROCK REAL ESTATE, L.L.C.

# BROCK AUCTION COMPANY, INC.



Proudly Presents

## Ranchland, Farmland & Investment Property Meade County, South Dakota

### Approx. 1,360 Acres (Land will be sold in 5 Parcels)



# PUBLIC AUCTION



## Monday, June 11, 2018 @ 10:00 am

### Sale will be held at the Ranch Site - 14651 Elk Creek Rd., Piedmont, SD

**METHOD OF SALE:** The property will be sold with the high bidder having their choice of Tract 1, 2, 3, 4, 5, or any combination of tracts, or all 5 tracts. In the event all tracts are taken after the first round, the auction will be over. In the event only 1, 2, 3, or 4 tracts are taken, the remaining tract will be offered and sold as choice once again. The tracts will not be combined and offered as a single unit. In order to buy all 5 tracts you must be the high bidder.

**LAND LOCATION:** From Rapid City, SD from the Flying J Truck Stop exit 61 off interstate 90: go 9 miles North on N. Elk Vale Rd.; then 1 1/2 miles East on Elk Creek Road.

**LAND DESCRIPTION:**

**Tract 1:** E1/2, SW1/4, Section 11

**Tract 2:** S1/2 of the SE1/4, Section 11

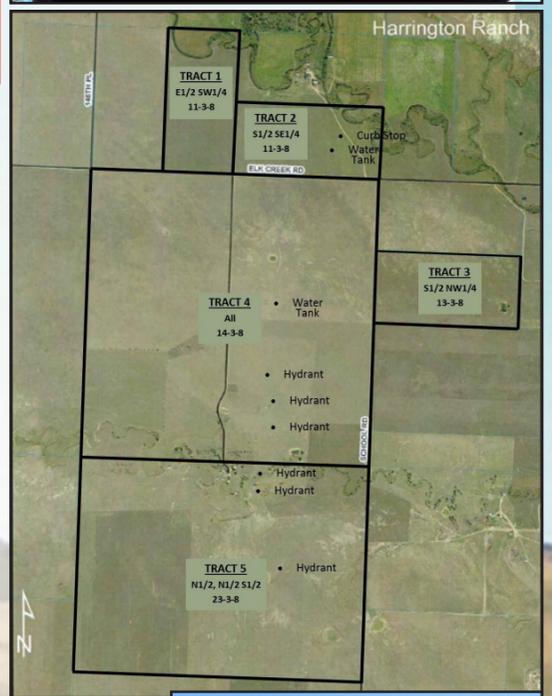
**Tract 3:** S1/2 of the NW1/4 of Section 13

**Tract 4:** All of Section 14

**Tract 5:** N1/2, and the N1/2 of the S1/2 of Section 23

All in Township 3N, Range 8E, All in Meade County, SD

Immediately following the sale of the real estate, a small amount of Ranch machinery and equipment will sell. See website for details.



**GENERAL DESCRIPTION:** Wow!! How about an awesome piece of land that fits the needs of everyone! Whether you are a rancher, farmer, outdoor enthusiast and entrepreneur, or looking for a sound investment with all kinds of potential, this ranch offers the opportunity! Whether you want to start small with only 80 acres, or you want the entire 1,360 acres or any combination, this gives you great choices. Located in the heart of South Dakota's famous grassland areas where, for generations some of the nation's best cattle have been produced, these units with good water are becoming harder and harder to find. As you will notice as you drive around the area, there is more and more farming activity and development. The opportunity for a diversified operation of livestock and hay make them even more rare and attractive.

Investor's, what could make a sound investment any better than this? If hard assets are important, and recent history has shown us they are, why wait for something like gold and other precious metals to grow without an annual return when you can own an asset that will provide a reasonable return while you own it each year with as much potential for growth as any other asset. You also have great diversity should you ever want to market any or all of it in the future.

Just imagine the possibilities this Ranch offers as far as diversified opportunities. Located so close to Rapid City and with development sites already nearby, you don't have to guess what the future might hold for at least some of this property. The key to successful land ownership has always been the more diverse marketing potential the better the investment. You will be buying great grass and excellent hay and cropland with the added potential for some development if you would like. With the ever expanding growth around Rapid City and the Black Hills in general, plus watching the good grassland disappear to cropland and development, it seems you may be in the drivers seat to control your own destiny. Best of Luck and we'll see you at the sale! Adam & Bruce

Whether you want to buy or sell Agricultural property of any kind, Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C. will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars worth of Real Estate every year 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 purchase agreement agreeing to pay the balance on or before July 12th, 2018 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. Possession will be given as of date of closing. The land may be utilized for 2018 crop & grazing season. Title insurance will be provided. The cost of title insurance & closing agent fees will be split equally between the buyer & seller. Sellers will pay the Pro Rata taxes to the date of final settlement & all prior taxes based on the 2017 taxes. 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. This sale is subject only to the owners 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

## LEROY & JUANITA HARRINGTON - Owners

Brian Haag - Attorney



**BRUCE R. BROCK**

Broker/World Champion Auctioneer

**BRUCE R. BROCK REAL ESTATE L.L.C.**

**BROCK AUCTION CO., INC.**

30 Plymouth St. SW - Le Mars, IA 51031  
(712) 548-4634 [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)

LICENSED IN: South Dakota, Iowa & Nebraska

**AUCTIONEERS:**

- Bruce Brock - Le Mars, IA .....612-859-3794
- Darrell Scott - Mapleton, IA .....712-208-0003
- Brian Rubis - Le Mars, IA .....712-253-5481
- Steve Gaul - Hawarden, IA .....712-551-2586
- Adam Karrels - Sturgis, SD .....605-490-1701
- Pat Robeson - Sioux City, IA .....712-259-1734
- John Herry - Windsor, CO .....970-685-0645
- Troy Donnelly - Elk Point, SD .....712-899-3748



**ADAM KARRELS**

Auctioneer  
Broker Associate

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