

BROCK AUCTION CO., INC. Presents

Beautiful Acreage & Home Site with 5 Acres m/l & Approximately 120 Acres m/l of Farmland (Acreage & Land Sold Separately in 2 Tracts)

Located on South Edge of Sioux Falls, S.D. on Highway 11



PUBLIC AUCTION

Friday, October 21st, 2011 at 10:00 a.m.



Location: 3 Miles South of Harmodon Park in Sioux Falls, South Dakota on Highway 11

General Description: LOCATION & POTENTIAL, WOW!!!! Can you get any closer to one of the Midwest's Favorite Major Cities and still call it farmland? This 119.5 acres m/l is located right on Highway 11 just 3 miles South of Harmodon Park, Sioux Falls. The land holds all kinds of possible future opportunities for the person(s) with vision & foresight. Not only located extremely close to Sioux Falls on a Main Highway but it includes 2 housing eligibilities and is surrounded by beautiful homes, acreages, & developments. As an added bonus it is only 2 miles from Spring Creek Golf Course.

From a purely farming standpoint this is a productive farm that has good numbers as well. The land has been leased by a good farmer who has cared for the farm well and it is currently in a good state of production. The main soil types appear to be Egan-Chancellor, Egan, with smaller amounts of Shindler-Egan, Chancellor-Tetonka, Wentworth-Chancellor, and Lamo. The Weighted Average Productivity Index is approximately 79.1 m/l.

"Imagine having the investment opportunity this farm potentially holds for the future plus getting a good rate of return while you hold it. With Sioux Falls' dynamic strength and record of excellence, where could you put your money that it could have a better chance of tremendous growth than this property? These kinds of opportunities are very seldom available in one's lifetime, don't let this one slip away. Be that person with the courage, foresight, whom future generations will look up to as a true visionary.

Best of Luck,"

Acreage Description: Have you always wanted to have all the wonders and beauty the country offers yet be able to enjoy the amenities of the city. Here is an awesome 5 acre m/l Home site and acreage that has so many options, that you will only be limited by your own imagination. Located only 3 miles South of Harmodon Park, with access on Highway 11, you can get away from all the hustle and bustle of the city in just minutes. What a place to raise a family in a country setting that we all dream of. If you have always wanted to enjoy the outdoors and wildlife; have room to have a horse or two or simply room to stretch without running into your neighbor you can have it right here.

Imagine after a hard day at the office coming home and relaxing on your deck, and with your family watching the beautiful sunset as you listen to the birds singing in the mature trees and watching as the occasional deer or pheasants quietly stroll by. Also, imagine how you will feel years from now when your family says "Thanks for the great memories we have from growing up out here, thanks a lot for giving us that opportunity!!" And only 2 miles West of beautiful Spring Creek Golf Course, a great place for the kids to grow and learn the wonderful game of golf.

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 the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title. This property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given on date of final settlement. The land is currently leased for the 2011 crop year and is subject to tenant's rights. Title insurance will be provided. The cost of title insurance and closing agent fee will be split equally between buyer and sellers. Taxes will be pro-rated to date of final settlement based on current taxes. Acreage taxes will be prorated to date of closing. 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 the transaction. The sale is subject only to the owners' approval. All announcements made the day of the sale shall supersede any previously written terms.

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TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACi

BRENKEVCO Properties - OWNER

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