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BRUCE R. BROCK REAL ESTATE, L.L.C. & BROCK AUCTION CO., INC. Present

Prairie Township, Union County, South Dakota
Approx. 232 Unimproved Acres of Excellent Farmland
(Land will be Sold in 2 Parcels)

PUBLIC AUCTION

Monday, November 12th, 2012 at 10:00 a.m.

LAND LOCATION: On the farm located 3 miles South of Beresford, SD on 472nd Ave., then 2 miles East on 301st St. or 4 1/2 miles West of Alcester, SD on 301st St.

LEGAL DESCRIPTION: **Tract 1:** The SW 1/4 of Section 23, Township 95N, Range 50 West of the 5th P.M. (Except the Acreage); **Tract 2:** The N 1/2 of the NW 1/4 of Section 26, Township 95N, Range 50 West of the 5th P.M., all in Union County, South Dakota.

METHOD OF SALE: The successful bidder will have the option of taking their choice of Tract 1 or 2 or both. In the event both tracts are taken the sale of the land is over. The tracts, if sold individually, will not be combined and offered as one unit.

GENERAL DESCRIPTION: In the offering are 2 high quality Prairie Township farms. **Tract 1** is approx. 152 + Acres and **Tract 2** is a nice 80 Acre piece just South of tract 1 - right across the road. How often do you find 232 + Acres that you can pull out of one field, cross the road, and be in the next one? The Union County NRCS & USDA Offices show the main soil types of **Tract 1** to be Dempster with smaller amounts of Calco, Lamo, Enet, Storla & Graceville, and a weighted productivity rating of 60.4. The FSA Office shows 130.2 Cropland Acres with a 50.9 Acre Cornbase with a 91 Bu. Direct & C.C. Yield Index, and a 22.9 Acre Soybean Base with a 33 Bu. Direct & C.C. Yield Index. **Tract 2** shows the main soil types to be Dempster and Lamo with smaller amounts of Storla and Enet, and a weighted productivity rating of 64.6. The FSA figures show 76.4 Cropland Acres with a 30.4 Acre Cornbase with a 87 Bu. Direct and C.C. Yield Index, and a 13.1 Acre Soybean Base with a 33 Bu. Direct & C.C. Yield Index.

Here you go folks! What a great opportunity to add one or two great pieces of farmland to your portfolio. In today's highly competitive agricultural environment, it is becoming so vital to all of us to stay competitive and efficient. You just can't let these 80's and 160's slip away. With the global importance of our foods producing such high quality protein products, the pressure to increase our market share and efficiencies will increase greatly. Buying farmland is now being recognized as one of the most sound business decisions and investment opportunities in any market anywhere in the world. The best part is it is right in your backyard where you can see and touch it every day and will always be in control of it. What more could you ask for? Best of luck!

Bruce R Brock

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 Co., Inc**. or **Auction Realty of America** & we will be glad to help you.

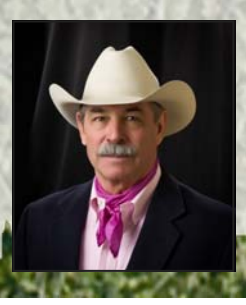
TERMS: The purchaser(s) will be expected to pay 10% of the purchase price on the date of sale & sign a purchase agreement agreeing to pay the balance on or before December 12th, 2012. The property is being sold without buyers contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. Title insurance will be provided. The cost of title insurance & closing agent fees will be split equally between the buyer & seller. The Sellers will pay all the 2012 taxes and all prior taxes based on the current 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 seller's interest in the transaction. The sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.

For More Pictures & Details See: WWW.BROCKAUCTION.COM

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

LILLIAN HEEREN - Owner

LICENSED IN:
Iowa,
Nebraska & South Dakota



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