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

South Dakota & Iowa Farmland

PUBLIC AUCTION

Approx. 200 Acres m/l in Sioux Valley Twsp, Union Co., SD & Approx. 160 Acres m/l in Westfield Twsp, Plymouth Co., IA

Monday, November 26th, 2012 at 10:00 a.m.

SALE SITE: Security National Bank in Akron, Iowa

LAND LOCATION: **South Dakota land** is located approx. 2 1/2 miles West of Akron, IA on Hwy. 48 or 7 1/2 miles East of Spink, SD on Hwy. 48. **Iowa Land** is located 1 1/2 miles South of Akron, IA on Bluebird Avenue.

LEGAL DESCRIPTION: **South Dakota Land:** SE 1/4 & the SE 1/4 of the NE 1/4 of Section 23, Twsp. 93N, Range 49 West of the 5th PM, Union Co., SD. **Iowa Land:** SW 1/4 of Section 7, Twsp. 92N, Range 48 West of the 5th PM, Plymouth Co., IA.

GENERAL DESCRIPTION: In the offering are two very nice & unique pieces of farmland. One in South Dakota & One in Iowa and both less than 2 minutes from downtown Akron, IA.

The South Dakota land lays just 2 miles West of Akron on Hwy. 48. This gently rolling farm consists of 200 acres of highly productive farmland. The USDA & NRCS offices for Union County show the productivity rating to have a very good weighted average of 71.1. The main soil types appear to be the Crofton-Nora, Alcester, Moody-Nora & McPaul. The FSA Office shows 196 Farmland Acres, 171.8 Cropland Acres w/a 101 Acre Cornbase with a 94 bu. Direct & CC Yield Index, a 29.6 Acre Soybean Base with a 30 bu. Direct & CC Yield Index, and 4/10 of an Acre in CRP. There is some pasture as well on this farm.

The Iowa land lays just 1 1/2 miles South of Akron, Iowa. It is made up of 160 diversified acres, holding a world of potential. The USDA, the NRCS office shows the main soil types to be, Ida, McPaul Kennebec & Galva, with a weighted CSR average of 43.6. The Plymouth County FSA office shows 160 Farmland Acres, 152.1 Cropland Acres, with a 81.8 Acre Corn base with a 94 bu. Direct & CC Yield Index and a 25.6 Acre Soybean Base with a 30 bu. Direct & CC Yield Index plus 35 Acres in CRP at $85 per Acre until 9-30-2013. There is currently some pastureland as well that is being cash rented.

Both of these farms are a unique opportunity for someone with a little extra ambition & not afraid to put some old fashioned work into them; to pick up some sweat equity really quick. These farms have great foundations & are good farms, possibly taking some building sites out & general clean up can pay big dividends in the future. It is hard to find opportunities like these 2 farms that are diamonds in the rough just waiting to be discovered. Put your polish on them & make them shine even more than they do now & see what happens. I'm sure you will be glad you did. See you in Akron on the 26th!

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.

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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 the 31st of December 2012. The property is being sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. Both farms are being sold subject to a 1 year-50/50 crop share lease & the Iowa land also has a cash pasture rent lease for the 2013 crop year. Title insurance will be provided on the South Dakota land. The cost of title insurance & closing agent fees will be split equally between the buyer & seller. The sellers will pay all the 2012 taxes & 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 sellers' interest in the transaction. The sale is subject to court approval. All announcements made the day of the sale shall supersede any previously written or oral statements.

SOUTH DAKOTA LAND

IOWA LAND

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

Wayne Horton Estate - Owners

Craig Bauerly, Atty. For the Estate - Trotzig & Bauerly PC **Betty Horton, Executor**

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