

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

**Buffalo Township, Minnehaha County, South Dakota
160 Unimproved Acres of Excellent Farmland
(Land will be Sold in 2 parcels)**



PUBLIC AUCTION



**Friday, June 29th, 2012 at 10:00 a.m.
SALE SITE: Taopi Hall - Colton, South Dakota**

LAND LOCATION: From Colton S.D.: go 3 miles West on Hiway 110, then North 2 Miles on Hiway 155, then 1 1/2 miles West on Gravel Road 246th Street. Farm is on the North side of the road. From Sioux Falls: go West on I-29 to Humboldt S.D., then go North 12 Miles on Hiway 19 to 246th Street, go East on 246th Street for 2 miles. Farm is on the North side of the road.

LEGAL DESCRIPTION: Tract 1: The W 1/2 of the SW 1/4 of Section 12, Township 104N, Range 52W of the 5th P.M. Tract 2: The E 1/2 of the SW 1/4 of Section 12, Township 104N, Range 52W of the 5th P.M. in Minnehaha 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 very nice Buffalo Township farms. These 2-80 acre tracts boast some very nice high productivity numbers. The Buffalo County NRCS & USDA offices show the main soil types of **Tract 1** to be Wentworth-Trent, Ethan-Egan, Wakonda-Chancellor, and a weighted average productivity rating of 77.4. The FSA office shows 76.5 cropland acres, with a 37.7 acre corn base with a 76.6 bu. Direct Yield Index and a 122 bu. C.C. Yield Index and a 38.8 acre soybean base with a 31 bu. Direct Yield Index and a 37 bu. C.C. Yield Index. **Tract 2** shows the main soil types to be Ethan-Egan, Wentworth-Trent, Wakonda-Chancellor, with smaller amounts of Ethan-Clarno, Chancellor-Tetonka, Delmont-Enet, and Baltic. The FSA shows 75 cropland acres with a 38.1 acre corn base with a 76 bu. Direct Yield Index and a 122 bu. C.C. Yield Index and a 36.9 acre soybean base with a 31 bu. Direct Yield Index and a 37 bu. C. C. Yield Index.

In today's sophisticated farming world it is becoming harder and harder to find these nice 80 acre & 160 acre tracts of high quality farmland in our area. In order to increase your operating efficiencies and stay competitive you need to take advantage of these opportunities when they come. In today's uncertain times what could be more stable than good old American farmland that you can feel and touch whenever you want. No one can tell you what you can or can't do with it; you are in complete control of your own destiny. As the squeeze on farmland continues and as close as this is to Sioux Falls and other great communities, your options for the future become limitless. Take advantage of this land for your future and for the generations to come. See you in Colton on June 29th. 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 August 5th, 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. The land is currently leased for the 2012 crop year and sells subject to that lease. The purchaser(s) will be entitled to the 2nd half of the 2012 cash rent. Title insurance will be provided. The cost of title insurance & closing agent fees will be split equally between the buyer & seller. Taxes will be prorated to the date of final settlement. 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

ARDYS OLSON & CHERYL DALE - Owners

LICENSED IN:
Iowa,
Nebraska & South Dakota

**Bruce R. Brock Real Estate L.L.C
Herrity & Associates, Inc. Real Estate
BROCK AUCTION CO., INC.**



John Herrity
Broker
Herrity & Associates, Inc Real Estate
1609 Arnold Palmer Lane
Elk Point, SD 57025
Cell-(712) 259-6408
jpherrity@w.net
www.herrityre.com



Bruce R. Brock
Broker
World Champion Auctioneer
30 Plymouth St. SW
Le Mars, Iowa 51031
877-653-4016 Toll Free
605-593-1099
712-548-4634 Office



4th Generation Since 1919
Offices in Iowa & South Dakota

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