

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

Presents

## Ranchland, Farmland, Hunting Land & Investment Property Pershing & Eldorado Twp, Buffalo County, South Dakota Approx. 1,361 Unimp. Acres (Land will be sold in 4 Parcels)



# PUBLIC AUCTION

**Monday, March 26th, 2012 at 10:00 a.m.**  
**SALE SITE: American Legion Hall - Kimball, SD**



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

**LAND LOCATION:** Approximately 15.2 miles North of Kimball, SD on Highway 45 to 237th St., go West on 237th St. for 3 miles to 357th Ave., go 1 mile North on 357th Ave. & Parcels 1, 2 & 3 are right there; parcel 4 is 2 miles West. at the intersection of 236th St. and 355th Ave.

**LEGAL DESCRIPTION:** **Tract 1:** The N 1/2 of Sec, 25, Twp 106N, Range 69W of the 5th PM.  
**Tract 2:** The W 1/2 of Sec., 19, Twp 106N (Eldorado), Range 68W of the 5th PM.  
**Tract 3:** E 1/2 of Sec. 24 & the S 1/2 of the SE 1/4 of Section 13, Twp 106N, Range 69W of the 5th PM.  
**Tract 4:** The S 1/2 of Section 22, Twp 106N, Range 69W of the 5th PM, Buffalo County, South Dakota.

- Tract 1:** 320 Acres, FSA Figures: 104.4 Cropland Acres, Main Soil Types: Promise Silty Clay & Carter-Promise, Avg. Productivity Rating: Approx. 58.3 .
- Tract 2:** 320 Acres, FSA Figures: 48.3 Cropland Acres, Main Soil Types: Chantier-Sansarc, Promise, Avg. Productivity Rating: Approx. 27.6.
- Tract 3:** 400 Acres, FSA Figures: 41.4 Cropland Acres, Main Soil Types: Chantier-Sansarc, Promise, Opal, Avg. Productivity Rating: Approx. 30.1.
- Tract 4:** 320 Acres, FSA Figures: 0 Cropland Acres, Main Soil Types: Promise, Kolls, Avg. Productivity Rating: Approx. 56.1.

(All soil types comprising less than 10% are available on our website under each tract.) For information concerning rural water contact Aurora/Brule Rural Water at 605-778-6110.

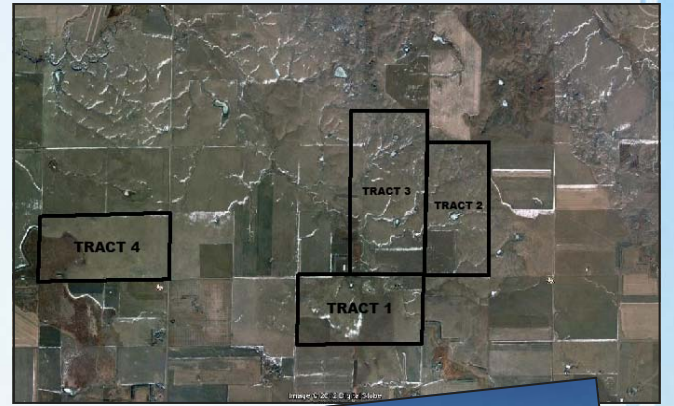
**GENERAL DESCRIPTION: WOW!!!!** How about an awesome piece of land that fits the needs of everyone? Whether you are a rancher, farmer, hunting/outdoor enthusiast & entrepreneur, or looking for a sound investment with all kinds of potential - this ranch offers the opportunity! Whether you want to start small with only 320 acres, or you want the entire 1,361 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 their virgin prairie & good water are becoming harder & harder to find. As you will notice as you drive around the area, there is more & more farming activity. The opportunity for a diversified operation of livestock & grain make them even more rare & attractive.

Sportsman need not be told about South Dakota's Legendary Pheasant Hunting. Combine the option of additional fall hunting income with the aforementioned ranching & farming practices & you have practically the perfect scenario for maximizing the use of this land.

Investors, what could make a sound investment any better than this? If hard assets are important, & recent history has shown us they are, why wait for something like gold & 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.

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 about May 1st, 2012. The property is being sold without buyers contingency of any kind, so have financial arrangements secured prior to bidding. Possession will be given as of date of closing. The land may be utilized for the 2012 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 2011 real estate taxes and buyer will be responsible for the 2012 real estate 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 personal representatives reserve the right to reject any or all bids. 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

## Marie A. Otterpohl Estate - Owner

Lloyd Neville & Hazel Riecks - Personal Representatives

Susan N. Steele, Atty. for Estate - Plankinton, SD (605)-942-7725

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