

BROCK AUCTION COMPANY, INC. AUCTION COMPANY, INC.

Are Proud To Offer

**Approx. 235.65 Acres of Excellent South Dakota Farmland
Located in Section 23, Garfield Township, Clay County, SD
(Land will be sold in 3 Parcels)**



PUBLIC AUCTION



**Monday, November 26, 2018 @ 10:00 am
Land will be sold at the Farm Site.**

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

LAND LOCATION: From I-29 Volin Exit #38, go West 2 miles on 306th St. to Tract 1 on the South side of the road.

LEGAL DESCRIPTION: Tract 1: E1/2 of the NW1/4 Section 23, Township 94N, Range 51W of the 5th P.M., Clay County, South Dakota. Containing 78.61 acres M/L per the original government survey. Tract 2: N1/2 of the SW1/4 Section 23, Township 94N, Range 51W of the 5th P.M., Clay County, South Dakota. Containing 78.64 acres M/L per the original government survey. Tract 3: W1/2 of the SE1/4 EXC 1.5 AC CEM Section 23, Township 94N, Range 51W of the 5th P.M., Clay County, South Dakota. Containing 78.4 acres M/L per the original government survey.

GENERAL DESCRIPTION: Wow!! What a great chance to own some of Garfield Townships top quality land. Whether you are wanting to get your feet wet and become a first time investor in the wonderful world of owning great income producing land or if you are a seasonal land owner who already knows the value of owning a hard asset that has great growth potential as well as an inflation hedge all the while producing some income you may buy 1, 2 or 3 beautiful tracts of land. It is extremely rare to find such a centrally located set of farms that offer the flexibility that these farms do. This is truly where family farming legacies start and where they can be added to your existing operation to strengthen your current holdings. With the past as your guide keep your eyes firmly focused on the future and see how these farms can make that future even brighter.

Rare offering of 235.65 contiguous acres to be offered in 3 tracts in the gently rolling hills of Garfield Township in Clay County, SD. Tract 1 has a productivity rating of 79.4 according to Surety/Agridata Inc. The primary soils types include Egan-Ethan-Trent complex 1-6 percent slopes and Davison-Chancellor complex, 0-3 percent slopes. Tract 2 has a productivity rating of 80 according to Surety/Agridata Inc. The primary soils types include Egan-Ethan-Trent complex 1-6 percent slopes and Davison-Chancellor complex, 0-3 percent slopes. Tract 3 has a productivity rating of 79.5 according to Surety/Agridata Inc. The primary soils types include Egan-Ethan-Trent complex 1-6 percent slopes and Davison-Chancellor complex, 0-3 percent slopes. Don't miss this opportunity to add these tracts to your farming operation or investment portfolio. All the best! Troy Donnelly and *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 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 sale and sign a real estate contract agreeing to pay the balance on or before December 28, 2018 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The farm may be farmed for the 2019 crop year. Sellers will pay those taxes that become delinquent October 1st, 2019 and all prior taxes based on 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 this transaction. The sale is subject only to the owner's approval. All announcements made the day of sale shall supersede any previously written or oral statements.

FOR COMPLETE LISTING & PHOTOS SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

EVELYN J. PETERSON ESTATE - Owner
Dwight Berglin & Mary Ann Peterson - Co. Personal Representatives John Slattery - Attorney



TROY DONNELLY
Broker/Auctioneer



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LICENSED IN: South Dakota, Iowa & Nebraska

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