

BRUCE R. BROCK REAL ESTATE, L.L.C.



AUCTION
COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"
Is Offering



Approx. 964 Acres Offered in 3 Tracts Brule Co., South Dakota Private Hunting Estate & Over 500+ Acres of Farmland (Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BidBrockAuction.com & Click on HiBid

Monday, March 9, 2020 @ 10:00 AM

Sale Held at the Arrowwood Resort & Conference Center

1500 Shoreline Dr., Oacoma, SD 57365



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 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 Chamberlain: Go East on I-90 6.5 miles. Take Exit 272 and go South 15 Miles on SD-50, then go East 4.5 miles on 265th St.; From Kimball: Go West 6 miles on 251st St., South 5 miles on 356th Ave., West 1 mile on 258th St., South 7 miles on 355th Ave., then go East .6 miles on 265th St.; From Sioux Falls: Head West 124 miles on I-90, take Exit 272 and go South 15 Miles on SD-50, then go East 4.5 miles on 265th St.

LEGAL DESCRIPTION: **Tract 1:** E 1/2 of Section 15, **Tract 2:** SW 1/4, S 1/2 of the NW 1/4, S 1/2 of the NE 1/4, and the South 10 acres of the N 1/2 of the NE 1/4 all in Section 11, **Tract 3:** W 1/2 of Section 14; all in Township 101 North, Range 69 West, Brule County, South Dakota. (Per Original Government Survey)

GENERAL DESCRIPTION: The Perfect Ranch for All!! Hunters, Fishermen, Outdoor and Recreational Enthusiasts, Farmers and Ranchers.

In today's highly compartmentalized world of farming and recreational hunting properties it is becoming increasingly hard to find a great getaway. This 964 acre ranch is located in the very **Heart of South Dakota's World Famous Pheasant Hunting and World Class Missouri River Fishing** and Boating. It draws hundreds of thousands to Central South Dakota every year in search of the **Good Life**.

For years this ranch has been a private hunting estate for the personal use of the owners. They have done a wonderful job of building an awesome **wild pheasant, deer and upland game** sanctuary. The beautiful lush shelter belts established food plots, and strategically placed filter strips, attract a wide array of hunting possibilities. The ponds and wetlands will also provide excellent migratory waterfowl hunting as well. All ready at your pleasure. The **Mighty Missouri** is only minutes away with its **World Class Walleye, Small Mouth Bass and Northern Pike** fishing.

Ranchers & Farmers: How many of us have wanted to own farmland that would offer an extra additional income source. This ranch will offer over 500+ acres of cropland with good productivity ratings with the added bonus of a fall income stream from pheasant hunters and deer hunters as well as migratory waterfowl hunting. The filter strips, shelter belts, deer stands and food plots are all established so you should be ready to hunt with very little if any extra cost. What more could you ask for? Good farmland, extra income, inflation hedge and asset growth all in one package. We don't get many opportunities like this. We hope you will take advantage of this one.

Good Luck to All! *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.** "The Land Marketing Professionals for Over 100 Years" will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. have sold 100's of millions of dollars worth of Real Estate 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: A 15% non-refundable earnest money deposit along with a signed purchase agreement will be required the day of the auction. The balance of the purchase price will be due in full, certified funds at closing on or before April 24 at Brule County Abstract & Title Insurance Inc. in Chamberlain SD. The Seller will pay 2019 R.E. taxes due and payable in 2020. Buyer is responsible for subsequent R.E. Taxes. Title Insurance and closing service fee will be divided equally between Buyer and Seller. Information on this property was obtained from USDA Farm Service Agency and USDA Natural Resources Conservation Service. This information is deemed reliable but is not guaranteed by the Seller or Brock Auction, who is representing the Seller only in this transaction. Property will be sold subject to seller confirmation. No personal property or equipment is included in this auction. No buyer contingencies of any kind are offered nor will any be accepted. Please have financial arrangements secured prior to bidding. The Property will be sold in "As-is" condition. No warranty is made as to property boundaries, soil productivity, water supply or environmental hazards. Please inspect the property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Announcements made the day of auction take precedence over printed material or prior representations.

* Auctioneer/Brokers are representing the sellers' interest only in the transaction.

FOR COMPLETE LISTING, PHOTOS & VIDEO SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

DAVID MARTIN & JOHN BEHRENDT - OWNERS



BRUCE R. BROCK
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