

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



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

Approx. 280 Acres M/L - Offered in 2 Tracts Union County, South Dakota (Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BidBrockAuction.com & Click on  HiBid

Tuesday, October 12, 2021 @ 10:00 AM

Sale Held at Security National Bank
251 Reed St., Akron, IA 51001

METHOD OF SALE: The property will be sold with the high bidder having their choice of Tract 1 or Tract 2 or both tracts. In the event both tracts are taken the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered. The tracts will not be combined and offered as 1 unit.

LAND LOCATION: From Akron IA: Go Northwest 4 miles on Highway 48, North 1 mile on Highway 11, then go East 1 mile on 312th St. From Elk Point SD: Go North 5 miles on Highway 11, East 1 mile on Highway 50, North 6 miles on Co. Rd. 2, East 2 miles on Highway 48, North 1 mile on Highway 11, then go East 1 mile on 312th St. From Spink SD: Go East 6 miles on Highway 48, North 1 mile on Highway 11, then go East 1 mile on 312th St.

GENERAL DESCRIPTION: Wow!! 2 very nice farms of Rolling Eastern South Dakota Cropland, only separated by a roadway. Majestic Farms and Gertrude Peterson Trust have for years worked diligently to turn these farms into as highly productive pieces as can be found in the area. We all know and understand the value of not having such a high base price (\$15,000 – \$20,000/acre) and yet having land that will yield and perform right up there, with the new hybrids of today. Surely if you can buy almost twice as many acres, your total number of bushels may far exceed those of less acres of higher priced land. The present owners and tenants have taken pride in making these farms top yielders and should be a real bonus for you and your operation.

The Union County FSA has much of this land combined with other adjoining land so the following figures may be adjusted up or down by the FSA according to their rules and regulations and are not to be deemed exact. All the 156EZs are posted on our website so refer to them and rely on your own judgement when bidding.

Tract 1 shows approximately Corn base of 61.1 acres with a 158 bu. PLC Yield Index and an approximately 66.18 Soybean base with a 42 bu. PLC Yield Index. The NRCS Office shows the Main Soil types to be Crofton, Alcester, Crofton Nora and McPaul with weighted Productivity Rating of 59.6.

The FSA Office has Tract 2 combined with adjoining land as well, but shows Corn base to have a 158 bu. PLC Yield Index and the soybeans to have a 42 bu. PLC Index as well. The NRCS office shows the main soil types to be Crofton, Crofton Nora, with smaller amounts of Alcester and Moody Nora. The farm carries a weighted average productivity Rating of 49.2.

We are in an ever-changing world this day and age. It is becoming extremely hard to find moderately priced ground that has proven yield potential and great growth possibilities. Smaller 80 acre and 160 acre tracts are being consolidated into larger and larger operations and are becoming harder and harder to find, as the race grows more intense. This sale is offering you a great opportunity to purchase a substantial amount of land whether you want 1 tract or both and put you in a stronger position going into the future. For a lot of us it was the foresight and fortitude of our forefathers and mothers who saw the future and gave us a start. Now is it your time to secure your families holdings and strengthen their future? If so these 2 farms may very well play a key role. All the best. *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: 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 November 29, 2021 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. Sellers will pay the 2021 calendar year taxes and all prior taxes based on the current taxes. Descriptions and information are from sources deemed reliable, however, neither the sellers nor Bruce R. Brock Real Estate L.L.C. & Brock Auction Company Inc. 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. Bruce R. Brock Real Estate L.L.C. & Brock Auction Company Inc. are representing the sellers' 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 & VIDEO SEE WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

MAJESTIC FARMS LLP & GERTRUDE VIRGINIA PETERSON REV. TRUST OF 1992- Owners
Jeff Johnson - Attorney



BRUCE R. BROCK
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