



“The Land Marketing Professionals for Over 100 Years”
Are Proud to Offer

Approx. 66 M/L Acres of Nice South Dakota Farmland
Located in Section 25, Brule Township, Union County, SD
(Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BidBrockAuction.com & Click on HiBid

Friday, Sept. 8th, 2023 @ 10:00 AM
Sale to be Held at The Pointe Golf Course
100 Truman LN. Elk Point, South Dakota 57025



LAND LOCATION: From Elk Point: Go North 5 miles on Highway 11, then go West ¼ mile on 320th St. From Richland: Go West 2 miles on Highway 50, South 1 mile on Highway 11, then go West ¼ mile on 320th St. From Akron, IA: Go Southwest 5 miles on Highway 12, West 5 miles on Highway 3/Highway 50, South 1 mile on Highway 11, then go West ¼ mile on 320th St.

LEGAL DESCRIPTION: Part of the W½ of the SE¼, Section 25, Township 92 North Range 50 West of the 5th P.M. Union County, South Dakota, Containing approx. 66.65 Acres M/L

GENERAL DESCRIPTION: In this fantastic offering is approximately 66.65 acres of very nice South Dakota farmland placed minutes away from Elk Point, Vermillion, and Akron Iowa. Whether you are looking to make an addition to your portfolio or just getting started, this farm would be a great addition to your operation. With today's modern farming practices being the focal point, we all know efficiency is vital to being successful and this farm offers just that. This farm lays nicely, features straight rows and is just miles away from numerous grain marketing and livestock facilities.

The Union County FSA shows 67.02 cropland acres with a 46.90-acre corn base with a 155-bushel PLC Yield Index. The NRCS Office shows the main soil types to be Whitewood silty clay with smaller amounts of Wentworth silty clay and Dempster silty clay. The weighted average productivity rating is 79.7.

There may be some uncertainties across headlines, but 1 thing for certain is the strength that Rural America has to keep moving forward. It takes foresight, determination, persistence and here is your chance to etch your name into the proud farming history. The opportunity doesn't present itself very often in this area and I hope you will take a strong look at adding this highly productive farm to your operation. It can be the stepping stone that propels the legacy that you have always dreamed of. 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. “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 October 18, 2023, 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. The farm is leased for the 2023 crop year. Sellers will pay those taxes that become delinquent October 31st, 2023 and all prior taxes based on the current taxes. Seller will credit the buyer at closing for the 2023 taxes payable in 2024 based on the most current county information. 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 this 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.

* 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

DELORES HOF LAND ESTATE - OWNER



TROY DONNELLY
Broker/Auctioneer
712-899-3748



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