

Auction Realty of America & BROCK



“The Land Marketing Professionals for Over 100 Years”

Are Proud to Offer

70.14 M/L Acres of Outstanding Farmland in South Dakota
Section 33, Elk Point Township, Union County, South Dakota

(Per Original Government Survey)

ONLINE BIDDING AND LIVE PUBLIC AUCTION

Online Bidding @ BidBrockAuction.com & Click on HiBid

Friday, Nov. 1st, 2024 @ 10:00 AM

Sale to be held at The Pointe Event Center - 100 S Truman Lane, Elk Point, South Dakota 57025

LAND LOCATION: From Elk Point: Head east 2.5 miles on Country Road 1B. Farm will be on the south side of the road. From Jefferson: Head west 4.5 miles on County Road 1B. Farm will be on the south side of the road.

LEGAL DESCRIPTION: Guillaume Tract 5 SE ¼ and E ½ of the NE ¼ Less SFEC Tracts 8 & 9 Section 33, Township 91 North Range 49 West of the 5th P.M. Union County, South Dakota, Containing approx. 70.14 Acres M/L

GENERAL DESCRIPTION: In this phenomenal offering is a 70.14 acre parcel where outstanding location and quality meet. This farm boasts a nearly record setting soil rating of 96. In a year like this, a farm of this quality shows it true ability and resistance to historic rain and weather events. 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 a ¼ mile from the Southeast Farmer Cooperative Terminal. The location doesn't get much better than this.

The Union County FSA shows 71.02 cropland acres with a 39.20-acre corn base with a 169-bushel PLC Yield Index and a 28.40 acre soybean base with a 46-bushel PLC Yield Index. The NRCS Office shows the main soil types to be Lakeport Silty Clay Loam with smaller amounts of Salix Silty Clay Loam and Albaton Silt Loam. The weighted average productivity rating is 96. 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!

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 December 10 2024, 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 2024 crop year. Sellers will pay those taxes that become delinquent October 31st, 2025 and all prior taxes based on the current taxes. Seller will credit the buyer at closing for the 2024 taxes payable in 2025 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

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Broker/Auctioneer
712-899-3748



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